



## DCMR BOARD OF DIRECTORS MEETING

**April 10, 2025 @ 6:30 p.m. (EST)**

This meeting will be conducted via video conference call only and recorded. Please mute your microphone when not in use during the call. When attending a Board, Committee or Member meeting all person's attending the meeting through electronic means must identify themselves with their first and last name displayed on screen from their device so the Board Secretary may confirm that they are authorized to attend the meeting.

Phone numbers only are not accepted as sufficient identification.

### **Join Zoom Meeting**

<https://zoom.us/j/96911081167?pwd=jCmSzepbNUIhclieKGTNSvvoasMOHK.1>

Meeting ID: 969 1108 1167

Passcode: 614141

### **AGENDA**

- 1. CALL TO ORDER.** Chris Darker, President
- 2. ROLL CALL & NEW OWNER RECOGNITION.** Deborah Manfredi, Secretary
- 3. APPROVAL OF MEETING MINUTES.** Deborah Manfredi, Secretary
  - A. Board Meeting Minutes of March 13, 2025.
- 4. FINANCIAL REPORT.** Robert Distefano, Treasurer
  - Monthly Financial Report – review and approve expenditures
- 5. EXECUTIVE SESSION REPORT**
  - Report March 27, 2025
  - A. Consult with Legal Counsel regarding proposed changes to DCMR Logo, Tagline.  
Board decided a filing with the Secretary of State (Virginia) is required if “Doing Business As” a different name.

- B. Personal Liability of Members of the Association regarding 2026 Budget priorities.  
Board decided to refer to Finance Committee for recommendation.

#### **6. BOARD POSITION AND COMMITTEE REPORTS**

- A. Report on Rentals & Sales – Bill Goldman
- B. Report on Grounds and Facilities – Scott Grudburg
- C. Architectural Committee – Michelle Amanatides
- D. Finance Committee Report – Bruce Miller
- E. Golf Committee Report – Jim Machise
- F. Marketing Committee – Elisa Hill
- G. Social Committee – Connie Cinnamon

#### **7. UNFINISHED BUSINESS**

#### **8. NEW BUSINESS**

- A. **Winterizing the Resort** – Issues regarding freezing water pipes and equipment have impacted both common areas and owner lots.

**ACTION:** Discussion. Consider shutting main water to the resort to be shut off Nov 1 – April 1 each year. Board to vote on this matter and develop policy.

- B. **Main Gate Entry** – The main gate requires a lot of attention and manual overrides throughout the season and is constantly opening and closing throughout the day. This creates an increased need for service and parts.

**ACTION:** Discussion. Board to decide if keeping the gates open during daylight hours during the open season.

- C. **Trash Dumpsters** – The 2025 season has started and owners have already thrown items away that are restricted from going into the dumpster. Written rules and signs don't seem to be a deterrent. This behavior threatens our trash service.

**ACTION:** Discussion. Determine next steps and policy.

#### **9. GOOD & WELFARE**

Owner meeting Thursday, April 17, 2025 at 4:00 p.m. Presentation by the Marketing Committee.

#### **10. ADJOURNMENT**