



Board Meeting Minutes for April 27, 2015

Meeting called to order at 7:05 PM and adjourned at 8:30 PM - Location – Arthur #7212

Next Board meeting at Ally’s house, #7201, on May 18th.

Minutes from the February 2015 Board meeting approved. 5-0

New Business

1. **Treasurer’s Report** –Account Balances for Period Ending 3/31/15:

Wells Fargo Checking	\$15,703.30
Wells Fargo Money Market	\$235,481.63
Total Reserves	\$235,481.63
Total All Funds	\$251,184.93

Income Statement and Vendor Payment Summary Attached.

Reserves – \$3,748.00 was transferred to reserves from dues in December. This brings the total transferred to reserve in 2014 to \$8,498.00 which is aligned with the 2014 budget.

Following is a list of all invoices paid from reserves. We have voted on all of these throughout the year 2014 but another vote should be taken to confirm agreement on all of these reserve expenses.

Landscape Improvements	\$5,000.00
Legal review of governing docs	\$3,716.50
Tennis Windscreens	\$4,750.00
Community Assoc (Engineer) Study	\$1,000.00
O'Grady's (half #7266, Full #7209-7211)	\$3,430.00
Nova Foam Concrete	\$5,150.00
O'Grady's (Final half #7266)	\$2,450.00
JP Companies Concrete Repair	\$1,200.00
JP Companies Concrete Repair	\$1,200.00
Tennis Surface patching	\$500.00
Community Assoc (Engineer) Study Phase 1 Final Payment	\$1,960.00
Total	\$30,356.50
Transfer from MM Reserve to Checking	

*Originally approved \$5,000 but only need \$3,716.50

*2014 Annual Mtg estimate was \$29,180 but did not account for tennis court repatching and 2nd payment to Engineer for RFP.

	6/1/2014	\$9,750.00
	9/1/2014	\$5,000.00
	12/1/2014	\$15,606.50
	Total Transfer from Reserves	\$30,356.50

- 1) We ended 2014 over budget by \$1,723.81. This is due to the expense for pond maintenance that was not budgeted. Need a vote to move this amount from reserves in 2015.
- 2) We are \$1,160 over budget for snow removal. We did not have storm damage during the snows so no need to transfer from reserves at this point. Recommend monitoring.
- 3) All first quarter dues have been paid. Collecting 2nd quarter dues.
- 4) 2014 Federal and VA tax return filed on time, March 15, 2015.
- 5) Need to start putting together a committee to lead the Reserve Study.

***Motion made to move \$1,723 (over budget in 2014) from reserves. Approved 5-0.**

***Another motion made to approve the list of 2014 funded reserve projects. Approved 5-0.**

2. **2015 Reserve Study** – following the Treasurer’s Report, discussion moved to establishing a Committee to lead the 2015 Reserve study. Price spoke to Redd from the Long Range Planning Committee about establishing a group. Hudec volunteered to participate on the committee. Price will go back to the LRPC to finalize committee participation.
3. **Reports from Committee Chairs** -
 - a. **ARC** – report will follow later in these minutes.
 - b. **Landscape** – Price reported that he has not heard any communication about the remaining stump from the downed tree on the Bass property. Board agreed that a letter requesting the removal of the stump would be sent to Bass; no new tree planting would be required.
 - c. **LRP** – see separate section in minutes for road paving project.
 - d. **Maintenance** – no report
 - e. **Welcoming Committee** – no report
4. **Road Paving Project Update** – Price provided update on the vendor contract for the road paving project. It has been reviewed and includes an addendum provided by Doug Levy (legal counsel). We are awaiting final signatures. Price will reach out to Shipman to expedite the final contract; earmarking the second week in June to begin the project. Board also discussed the cleaning of sidewalks and curbs after the road paving project concludes. Price will reach out to Dyson/Shipman to get several formal bids to do the cleaning. Hudec will follow up with one potential vendor who has done work in the community - *Pressure Plus*.
5. **Community Inspection Services (CIS)** – Price discussed that he has reviewed the CIS list from 2014 and communicated completion dates for all residents with outstanding items. The Board also discussed whether CIS should be re-engaged for 2015 and that it has been budgeted for this year. Liss, who oversaw CIS in 2014, recommended to Price that we continue using CIS services. The Board agreed that Price should reach out to CIS for an engagement letter and then hand off the review project to Liss. It was also determined that a communication to all EMPOA neighbors would be sent before CIS is rehired.
6. **Evans Mill Road Pipe Replacement by Fairfax County** – The Board discussed the condition of the walking path along route 123 that is failing where the creek flows into our pond. It was repaired several years ago but has not held. Price reported that he met with representatives of Fairfax County

(who were contacted about this situation by Bob Shipman) and they discussed their repair plans. It was also determined by Fairfax County and representatives from the Landscape Committee that the only accessible point of access is through EMP. The stone pathway from the back circle will be the point of entry for equipment. All landscaping disturbed will be put back in its original condition, including and trees or shrubbery which may be affected. The Board reviewed a proposal from Fairfax County in this regard and a **motion** was made to sign the proposal and move forward with the repairs – Approved 5-0.

7. ARC Committee Proposals – a number of applications were discussed at the Board meeting and/or previously approved via email. They follow below:

- #7266 – replace dead topiary trees at front entrance; approved via email 5-0.
- #7272– repair/replace broken and chipped bricks on front stoop; approved via email 5-0.
- #7252– request to paint house and trim in Olympic Mountain after request for an unapproved color denied; approved via email 5-0. Board reviewed two additional requests to paint front door black and replace storm door in black; both approved by Board 5-0. Their application for window replacements was denied by ARC and they were asked to resubmit it and identify the window color.
- #7258 – perform waterproofing to assist in preventing flooding; approved 5-0.
- #7213 – replace front landing with an additional step and lengthen the walkway to sidewalk; approved 5-0 and Price will follow up for clarification on the front railing and its length. Second request to replace front plantings; approved 5-0. Third request to paint the copper hood over the bay window black; denied by both ARC and the Board. ARC will communicate with them about cleaning the copper or replacing it with approved materials.
- #7209 – replace overgrown trees on either side of front door; approved 5-0.
- #7218 – erect a 32” tall grey stone wall 48’ long from Lots 30A through to 32A and 5’ wide steps down to pond from the wall. Both ARC and the Board had long and thoughtful discussions about issues both groups had with this application that included overall aesthetics around the pond and maintaining a consistent and open look, mowing around the wall and possible erosion, the wall would create a very steep and potentially unstable slope down to the pond and its proximity to the sewer easement, to name a few. The Board denied this request, 5-0.

The EMPOA spring newsletter has been finalized and will be disseminated. The Spring Social is also set for Sunday, May 17. The next meeting is set for Monday – May 18 at the Meringoffs. As of this writing the meeting has moved to May 20 at the Simeones.

Old Business –

1. Community Inspection Report – previously discussed in these minutes under CIS.

2. Non-compliant flag – Price discussed this issue with #7238; homeowner was not aware of rules in this regard and has complied.

3. Board division of responsibilities – tabled.

Susan Arthur, Secretary