



Board Meeting Minutes for August 31, 2015

Meeting called to order at 7:10 PM and adjourned at 8:40 PM – Location: Hudec- #7260; Simeone joined via cell phone.

Next Board meeting at Meringoff - #7201, on September 28th.

Minutes from the July 2015 Board meeting approved – 5-0.

Minutes from the July Open Hearing approved – 5-0.

New Business

1. **Treasurer's Report** –Account Balances for Period Ending 7/31/15:

Wells Fargo Checking	\$33,416.08
Wells Fargo Money Market (Reserves)	\$48,112.65
Total All Funds	\$81,528.73

Treasurer's report and final expenses related to the road paving project were reviewed.

2. **Reports from Committee Chairs -**

a. **ARC** –

- #7222 –repair deck boards; sand and stain deck, approved 5-0.
- #7236 –remove Australian pine tree by garage; Landscape Committee will replace, approved 5-0.
- #7203 –exterior painting, replace porch light, landscape to shield utility box and repair brick, approved 5-0.
- #7207 – outside repairs and painting; landscaping changes, approved 5-0.

b. **Landscape** –Board received a certified letter from a neighbor who does not live in the EMP community. There is a large dead tree that borders our community but it is not conclusive whose property it is on. Board agreed that KP will ask this neighbor their willingness to split the cost of both initiating a survey to determine tree ownership and then the removal of the tree. If the neighbor is not willing to participate in a survey then we will initiate this action.

c. **LRP** – see separate section in minutes for road paving project and reserve study updates.

d. **Maintenance** – see section on pond silting; also the committee reported fixing various fence boards and the drain by the tennis courts.

e. **Welcoming Committee** – no report

3. **Open Hearing - #7277** — A response was received from #7277 who asked for another hearing.

Based on discussion with outside counsel the Board determined that another hearing would not be

held. KP will check back with counsel to find out the status of the follow-up letter (sent after original open hearing) and whether a fine was paid. The Board also awaits feedback from outside counsel regarding the different options that could be considered, such as changes to parking regulations.

4. Pond Silting – the Board continued discussions regarding an issue from the Maintenance Committee; this issue relates to an increase in silting in the pond that has occurred from the construction of the County Center on Balls Hill Road and additionally after very heavy rains. It was determined that KP would reach out to the Pond Committee and ask them to initiate a study and determine long term maintenance and capital needs for the pond, including the use of the current outside pond service provider who maintains the duckweed. Once this study has been completed the Board will determine whether notification should be sent to Fairfax County.

5. Road Paving Project Update – It was reported that the power washing of sidewalks and curbs was completed by the second vendor, East Coast Power Washing. This project is officially closed.

6. 2015 Reserve Study – BH provided the Board an update from the Reserve Study Committee. JR and DL met with Miller Dobson, who completed the study for the community five years ago. They will meet with them again on September 4th. The group is looking at a wide range of community costs for the future. Once the report is final then the related financials will be reviewed and discussed to determine next steps by the Board in preparation for the 2016 budget.

7. 2015 Annual Meeting – In preparation for the annual meeting, SS will reach out to the Committees for their 2016 financial estimates. KP reported that a notice needs to be sent out 30 days in advance of the meeting. It was agreed by the Board that the meeting would be held on Monday, November 16th at 7:00pm at the new McLean Government Center. SA will secure the room. More detailed discussion about the 2016 budget and Board vacancies will take place at the next meeting.

8. Community Inspection Services (CIS) – Price reported that CIS has completed the inspection in the community and the first notices to residents have been received. In this regard, several residents have reached out to the Board about a reported issue from CIS that relates to soot on the chimney and the need (or not) to remove/clean them. Further, the residents expressed concern about whether this item is realistic based on the height of certain chimneys and related safety, cost and ‘natural’ necessity. The Board agreed to exempt this issue from the CIS reports for this year.

9. Fall Social – The Board scheduled the Fall Social on Sunday, October 18th at 5:00pm. The Board will also determine what provisions will be provided at the next meeting.

10. Website Updates – Updates are needed on the EMP website. KP will email each committee head for any corrections to the committee listings. SA will initiate website changes, including adding the dates for both the Fall Social and the Annual Meeting.

Old Business –

- 1.** Downed Tree (#7200) –Price reported that no response has been received from the formal letter that was sent to the homeowner; Board agreed to let this issue remain as is.
- 2.** Unapproved Windows (#7252) – KP reported that the ARC met about this issue and will send a follow up email to the homeowners.

Susan Arthur, Secretary