



## Board Meeting Minutes for July 21, 2015

Meeting called to order at 7:10 PM and adjourned at 8:20 PM – Location: Price - #7276; Meringoff absent

Next Board meeting at Hudec - #7260, on August 31st.

**Minutes** from the June 2015 Board meeting approved – 4-0.

### New Business

#### 1. **Treasurer's Report** –Account Balances for Period Ending 6/30/15:

<b>Wells Fargo Checking</b>	\$22,501.35
<b>Wells Fargo Money Market</b>	\$165,523.09
<b>Total Reserves</b>	\$165,523.09
<b>Total All Funds</b>	<b>\$188,024.44</b>

Income Statement and Vendor Payment Summary Attached.

- Received all 3<sup>rd</sup> quarter dues.
- Paid final invoice for road paving and discussed related items to bill.

#### 2. **Reports from Committee Chairs -**

##### a. **ARC** –

- #7201 –paint front/back exterior doors(email approval by Board, 4-0).
- #7210 –replace front brick walkway and steps, approved 4-0.
- #7204 – front yard landscaping, approved 4-0.

##### b. **Landscape** –no report.

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

##### d. **Maintenance** – see section on pond silting.

##### e. **Welcoming Committee** – no report

3. **Open Hearing - #7277** – Price led the follow-up discussion from the open hearing that was held at the McLean Community Center on Thursday – July 16 to address actions that can be pursued related to #7277 noise complaints. The Board awaits feedback from outside counsel regarding the different options that could be considered, such as changes to parking regulations.

4. **Pond Silting** – the Board discussed an issue from the Maintenance Committee related 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. The Committee has contacted the County about this issue on a number of occasions. Consequently, they provided a draft letter for Board review that would serve as a formal notice to Fairfax County. As a follow-up, Price will reach out to the Committee to discuss additional actions that could be pursued before the letter is sent.

**5. Road Paving Project Update** – the Board discussed the final invoice for this project and the related items that contributed to the final cost. The bill was reviewed internally as well as by the third party engineer and approved for final payment. In addition, an update on the completion of the power washing of sidewalks and curbs was given. The original service provider that was hired completed half of the community and then did not return to complete the project for several days. They were terminated from the project and a new vendor is currently being pursued.

**6. 2015 Reserve Study** – Hudec provided the Board an update from the Reserve Study Committee. Next steps are to meet with Miller Dobson who completed the study for the community five years ago. The Committee has attempted to solicit bids from additional outside service providers with little success. Given the community history with Miller Dobson the Board **motioned** to hire Miller Dobson to conduct the reserve study and begin as soon as possible – **APPROVED 4-0**.

**7. Community Inspection Services (CIS)** – Price reported that CIS has completed the inspection in the community and will send out the first notices to residents later in the week. The follow up process will be discussed at the next 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.
2. Evans Mill Road Pipe Replacement by Fairfax County – this project has been completed and Fairfax County agreed to pay for four sprinkler heads which the community replaced. It was also reported that the Maintenance Committee is reviewing possible work done on a pipe by the tennis courts.
3. Unapproved Windows (#7252) – Price reported that this item is ongoing; outside counsel is reviewing this non-compliance item and will send a follow up letter to the homeowners.

Several other items were addressed at the end of the meeting. Price discussed a new Board for 2016 and discussions will continue in this regard. Possible dates for the annual meeting were reviewed and the Board will decide on either November 2, 9 or 12; reminders to the community will need to be sent out one month in advance after the date is selected. The Fall Social and possible dates was also discussed.

*Susan Arthur*, Secretary