



## Board Meeting Minutes for June 24, 2015

Meeting called to order at 7:05 PM and adjourned at 8:40 PM - Location – Meringoff, #7201

Next Board meeting at Price, #7276, on July 21st.

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

### New Business

**1. 2015 Reserve Study** – Members of the Reserve Study Committee (Liss and Robertson, along with Hudec from the Board) attended the 6/24 Board Meeting to formally kick off the project. As part of the project a review of all common components of the community will be assessed along with current HOA dues. It was also mentioned that the last dues increase was seven years ago. As part of the discussion, the group also heard about the last reserve study by Miller Dobson five years ago, and items that were part of that study. The Committee will reach out to this vendor to get a quote from them in addition to quotes from other providers. A committee member recommended that the Board consider establishing an emergency fund that would provide flexibility for certain projects that occur unexpectedly. In addition, a discussion of other self-directed HOA's (such as Madison) and the possibility of contacting them to share information about HOA operations, etc. took place. The Committee will reach out to the Landscape Committee to get a longer term assessment of their needs. It was determined that vendor selection would be final by July 30 and the completion of the study by September 30.

**2. Treasurer's Report** –Account Balances for Period Ending 5/31/15:

|                                 |                     |
|---------------------------------|---------------------|
| <b>Wells Fargo Checking</b>     | \$29,635.53         |
| <b>Wells Fargo Money Market</b> | \$165,509.49        |
| <b>Total Reserves</b>           | \$165,509.49        |
| <b>Total All Funds</b>          | <b>\$195,145.02</b> |

Income Statement and Vendor Payment Summary Attached.

- Transferred \$68,282.96 from reserves for the paving deposit as voted on and approved at May Board Meeting. Transferred from reserves \$1,723.81 for 2014 budget shortfall as voted on and approved at April 2014 Board meeting.
- Took advantage of 3% prompt payment discount on paving deposit.

- Received notice from Republic (AAA) that trash will increase by \$.36 per home, which is an \$18 a month increase. Letter attached.

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

#### **a. ARC –**

- #7215 –front garden planting requests (email approval by Board, 5-0).
- #7209 – replace garage door, approved 5-0.

#### **b. Landscape –no report.**

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

#### **d. Maintenance – no report**

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

**3. Road Paving Project Update** – Price provided an update on the completion of the project and the associated budget. Due to concrete repairs that needed to get done prior to paving, the deep pavement milling and costs that will be incurred from the power washing of sidewalks and curbs post paving, the Board discussed and increased the budgeted amount of funds.

**4. Evans Mill Road Pipe Replacement by Fairfax County** – Price reported that the pipe replacement work is completed and the County has repaved the walkway that was cracked by the equipment and restored the landscaping. Members of the Maintenance Committee will revisit the original drainage pipe blockage issue in the Fall and potentially clean it out.

**5. Community Inspection Services (CIS)** – Price reported that we have a signed contract with CIS and they will begin shortly after the paving project is completed. CIS also indicated a shortened timeline to complete the inspection. An announcement has been sent to the community about this project.

**6. Noise Complaints** – Price provided the Board with updates from his discussions with outside counsel. With regard to #7277, the next steps the Board could follow since issuing formal warnings would be to issue a citation and call a hearing. Then after a hearing has been held, fines can be levied. Board agreed to these next steps and recommended holding the hearing at the McLean Community Center. Counsel will draft the letter as a 14-day notice of the hearing and also begin to look at EMP parking regulations as a follow up. Price also reported his discussion with the head of the American Legion and noise complaints stemming from that facility. This issue should be resolved.

### **Old Business –**

- 1. Downed Tree (#7200)** – It was reported that the tree stump is still not removed and that a letter about its removal was sent to the homeowner.
- 2. Unapproved Windows (#7252)** – Outside counsel is reviewing this non-compliance item and will send a follow up letter to the homeowners.

*Susan Arthur, Secretary*