



## Board Meeting Minutes for May 20, 2015

Meeting called to order at 7:10 PM and adjourned at 8:40 PM - Location – Simeone #7274; Meringoff absent

Next Board meeting at Meringoffs, #7201, on June 24th.

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

### New Business

#### 1. **Treasurer’s Report** –Account Balances for Period Ending 4/30/15:

|                                 |                     |
|---------------------------------|---------------------|
| <b>Wells Fargo Checking</b>     | \$36,583.27         |
| <b>Wells Fargo Money Market</b> | \$235,500.99        |
| <b>Total Reserves</b>           | \$235,500.99        |
| <b>Total All Funds</b>          | <b>\$272,084.26</b> |

Income Statement and Vendor Payment Summary Attached:

- All second quarter dues have been paid.
- Need vote to approve paving contract and transfer of funds from reserves.

**\*Motion made to approve road paving project contract. Approved 4 - 0.**

**\*Another motion made to transfer funds from reserves for the project. Approved 4 - 0.**

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

##### a. **ARC –**

- #7260 – paint trim Putnam Ivory; approved 3-0, 1- abstained.
- #7213 – three application requests for different frontal plantings; all approved 4-0.
- #7287 – paint trim and door; approved 4-0.
- #7268 – repair gate and paint Putnam Ivory; approved 4-0.
- #7252 – two applications provided, one to replace doors on the deck and basement and another for window replacements. These applications remain pending by ARC and the Board until further information is provided to describe the work and specific colors. The Board also discussed having Counsel draft a letter to insure there is compliance with EMPOA rules and regulations for future exterior changes.

- b. **Landscape** – Price reported that the tree removal and plantings at the end of back alley 3 are completed (and previously approved by the Board).

- 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 update that the vendor contract for the road paving project has been executed and the deposit sent. Goal is to begin the project on June 8. It was also reported that use of the parking lot at Little Langley has been secured. Also, trash collection will be coordinated with Republic and communicated with the residents. Hudec reported that Schultz is looking at vendors for sidewalk and curb cleaning after the paving project is completed.
  4. **2015 Reserve Study** – Price reported that a Committee to lead the 2015 Reserve Study has been established and includes Hudec, Liss and Robertson. It was discussed that the Committee should reach out to the vendor who conducted the reserve study five years ago and get a quote from them in addition to quotes from other providers. Board also discussed specific items that should be considered as part of the study, such as snow removal, landscaping, etc. It was determined that a larger group would meet to kick off this project (and subsequently after the Board meeting it was determined that the Reserve Study Committee be invited to attend the 6/24 Board meeting as its launch).
  5. **Evans Mill Road Pipe Replacement by Fairfax County** – Price reported that the pipe replacement work is completed and the County just needs to pave and/or repave the walkway that was cracked by the equipment and restore the landscaping. With that said, it appears that the original drainage pipe is blocking the natural flow of the water, which is EMPOA responsibility according to Fairfax County. No mandates or fines have been issued by the County. While more research may need to be done, it was determined that we should get a quote from the current contractor to see how much it might cost to repair the original pipe blockage.
  6. **Community Inspection Services (CIS)** – The Board discussed reaching out to CIS to get a new proposal from them for 2015 inspections and then proceeding in June (depending on paving project) with the inspection project. Price will send out an announcement to the community about this project after Memorial Day.

Lastly, the Board discussed concerns voiced by ARC. With ARC's role, they hear many grievances from community residents. It was determined that any grievances and concerns that they hear from residents should be directed to the Board.

#### **Old Business** –

1. **Downed Tree (#7200)** – It was reported that the tree stump is still not removed and that a letter about its removal would be sent to the homeowner.

*Susan Arthur*, Secretary