

Annual Homeowner's Meeting
November 16, 2000

The meeting was called to order at 8:09 PM by Jim McHugh, President. Jim introduced himself and those Board members in attendance:

James McHugh, President
Elise E. Converse, Treasurer
Don McBride, Chair, Architectural Committee
Boris Jukic, Vice President

After announcing that a quorum was met and that the meeting and elections could proceed.

Don McBride motioned that the minutes from last year's meeting be approved as written. Jim seconded the motion and the motion passed.

Jim reviewed the order of the meeting and asked that all questions be held until a Board Member's report was finished and further requested that all questions be confined to the topic of that person's report.

Treasurer's Report:

The Treasurer reviewed the year ending balance sheet and stated that the Association had a Reserve balance of \$132,694.07. At the end of our fiscal year uncollected dues was about 3% of our total collected. The tot lot installation came in under budget. The treasurer mentioned that the sidewalks were upgrades and repaired throughout the community and that the pool lifeguard chairs had been replaced. Ms. Converse quickly reviewed the Reserve and Replacement study, which was done by ETC and stated that anyone who wanted a copy should see her after the meeting. Mr. McHugh pointed out that since the study was still in draft form it had not been posted on the web site yet, but that it would when it was in final form. Elise pointed out that ETC recommended that the Association put by \$85,000 per year to meet their estimated needs, but that the Board felt that, given the current level of reserve funds, the currently budgeted level of \$69,225 was sufficient. The 2000-2001 fiscal year budget was then reviewed and it was noted that dues were not increased again. It was noted that there were several contracts that the Board, while posting substantial increases, felt might actually come in higher than anticipated (trash and pool).

The floor was opened for questions on the Treasurer's report. There were some questions about the reserve levels and which areas of the common area ETC felt might need repair first. Elise stated that the pool parking lot and the pool deck seemed to be the first that might need work and noted that the pool deck was written up as possibly needing replacement in as little as three years, with a projected expense of \$60,000.

Elections:

There were no names nominated from the floor. Jim McHugh reviewed the ballot and noted that Mike Sours was removed from the ballot. Jim invited Mr. Hennessey to stand and introduce himself and to say a few words in his own behalf. Jim then noted that Richard Juchnewicz was not able to attend and reviewed his qualifications to the homeowners. After the voting, Mr. McHugh requested two homeowner volunteers to help count the votes. While the votes were being tallied, Jim reviewed the need for volunteers and mentioned that he had sign up sheets to pass around and encouraged people to sign up and take an active role in their community.

Nominating Chair:

Jim appointed himself as Chair of the Nominating Committee.

Architectural Committee

Don McBride made a quick review of the years inspections and problems that occurred throughout the year. He discussed how he felt that these problems would be eliminated now that there were new people at Armstrong servicing our contract. He noted that the Association was down to 13 homes, from 31, on 3rd notices.

Next year, Don promised that inspections and mailing regarding violations would not be done so close to the pool opening. The initial walk through would be done in March with a walk through in early April and a final inspection just before the pool opened. Since it was felt this would give sufficient notice of problems to homeowners, Don stated that no temporary pool passes would be issued in 2001. Don also announced that we would be removing the Notices of Intent to Repair from the violation notices since it seemed to give people the idea that filling out and submitting this form was sufficient to take them off the list.

Of the eleven homes on the final list only two homeowners contacted the Board. For reasons the Board felt were adequate, action was suspended on one home until March 1, 2001.

The remaining 9 homes (two of which are in the process of repair) will start accumulating fines in accordance with our policy: \$50 to start and \$10/day after that up to 90 days, as allowed by the State.

Questions from the floor followed and the following topics were covered:

1. Problems with incorrect colors, wrong shingles. Don reminded homeowners to always get approval from the Architectural Committee before performing any outside work.
2. Approval must be sought each time, even if a homeowner knows their colors. Don explained this is just so The Committee is aware the last time the house was painted in the event they are sited on an inspection.

3. Problems with communication were discussed. Jim explained that while he agreed it was a problem in the past, he feel that better communication is now in effect between the management company, the Board and homeowners. One homeowner asked if there was an adjustment on the management fee due to the problems with the inspections during the past year. It was explained that the inspections were done under a separate contract and that the Board did not pay for inspections that were not proven to have been done.

4. One homeowner requested that specific standards be written up for use both by the homeowners and the inspector to avoid errors on the inspections. The Board explained that first, Armstrong was instructed to perform a very detailed inspections this past Spring on the theory that it would be easier to take items off than to go back and add items back to the inspection. There followed a great deal of discussion regarding putting standard in writing with the Board explaining why it felt that even with a list, there would be differences of opinion as to what or how something was done. In the end, it was asked that the Board highlight on the notice of violation the phase that requests homeowners contact the Board if they disagree with an inspection point. It was felt that this would encourage homeowners to call.

5. Don then discussed changing the exterior of homes, more specifically changing the color scheme of the development as a whole. He stated he would canvas the neighborhood to see what the feel was regarding changing colors; given enough interest he would look into it further since it would be very difficult to change the bylaws regarding this point.

Jim thanked Don for all his hard work over the past year.

Environmental Committee:

Jim explained that the Environmental Chair was absent but that he had prepared a report to be read:

1. Major item under Environmental this year was the installation of the tot lot.
2. Discussion re: Gibmore planting new trees since we seem to be losing a lot of trees.
3. The Environmental Chair stated he felt trash collection had gotten better. Jim stated he disagreed.
4. The report also stated that snow removal was decent for the amount of snow received last year.

Discussion then followed on several topics.

1. Parking from Robinson students was discussed and the trash it generated. Jim requested this discussion be moved to the parking committee report.

2. Trash on the development was discussed. Jim mentioned that the trash was so bad that Gibmore didn't even want to pick it up anymore.

3. Beautification project was discussed. Homeowner volunteers requested for this project. Susie Dorman recommended using Area Landscaping for this work.

4. A general discussion was held on the Board interest in obtaining large, rolling trash cans for the homeowners to use, since our bylaws require the use of a trash can. There was a great deal of discussion on this point with some homeowners stating concern regarding their ability to roll a trash can out the back of their house due to drainage or contour problems. Jim stated that he felt that the use of cans would reduce trash on the property by 75%. In response to concerns about the trash cans, Jim stated that the cans would be available to homeowners and that any homeowner who felt the cans were not useable would not have to use the ones provided. Mr. Hawks asked about improperly stored trash cans and Jim stated that the Board did have the ability to fine on that point.

5. Homeowner Melissa Messner requested that the Board look into special yard waste pickups for environmental concerns.

Parking Committee:

Jim announced he has been very strict with parking rules and said that some homeowners have let it be known they do not like the strict enforcement. He discussed one new rule which was "careless parking", i.e. all cars must be within 24" of the curb. Jim said he now enforces this rule since the fire in the community, to ensure that emergency equipment can access the community. Also, Jim discussed the need to be enforcing our rule regarding properly registered vehicles. In answer to a question about what we are doing, Jim that if anyone gave him a reason to NOT enforce these rules strictly, he would do it; in the meantime he would continue with strict enforcement. Regarding payment of county taxes, Jim said he would call county hotline line if a county sticker is not displayed on vehicles registered in Virginia as passed by the BOD at the June 2000 meeting.

A homeowner asked what standards we gave the towing company? They asked if we were simply giving them a license to hunt. Jim said our standards were as follows: If ½ of your tire was into a yellow curb area, we will tow. He said we have given very specific standards to the new towing company and these standards are written into the contract. Jim said the company is taking pictures of each vehicle they tow and they are giving the pictures to him on a monthly basis.

Pool Committee:

Since the Chairs were absent, Jim read a report outlining pool use this year. It was asked if we have average attendance figures. Renata McHugh said we did not since the sign in book was not used regularly. Homeowner Ted Morton made a motion to have the Board look into selling outside pool memberships. This was seconded by Joe Underwood. Ayes:6 Nay 9, motion was rejected.

Streets and Sidewalks:

Chair Susan Underwood gave a report outlining what was done and what was planned for the next year, most notably sealing the streets. There was some discussion on the new sidewalks. Susan said the county agreed to replace all our street signs sometime over the next year. She also said she had sent in a request to have a street light installed at the Metro stop across from our entrance. There was also discussion about getting a four way stop at the intersection of Gainsborough and Roberts Road. Susan said the request was turned down because no houses face this intersection. A homeowner wondered why they did not count the number of accidents that have occurred at that intersection. It was wondered if we could get the No Parking signs move further back from the intersection to improve visibility.

Homeowner Carol Chapin mentioned there was a huge area of the new lot sinking in her court.

New Business:

None

Old Business:

None

Elections:

Don McBride, Rick Juchnewicz and Boris Jukic were elected to the Board.

Jim McHugh thanked Susan Underwood for her 10 years of work on the Board.

Homeowner Joe Underwood requested that we note for the record that in the past the Board would appoint the 4th runner up to any Board position that had become vacant. Since Nancy Reynolds resigned the day before the meeting and there was a position open and this should be done. Jim McHugh said that since the By-Laws do not state that this practice be adopted and all members of the Board had not received the resignation it was not effective at the time of the meeting and the Board would not act on this suggestion. Jim motioned that the meeting be adjourned at 10:00 PM; seconded by Susan Underwood.