

December 4, 2009

MINUTES SSHOA 2ND ANNUAL MEETING 12/03/09

SSHOA Board Attendees: Jim Askew, President, Donna McCraith, Vice President, John Giuliani, Rich Riordan, Rick Atchison, Tom Verdin, Greg Milonovich; members and Mary Anne McClelland, registered Agent/Treasurer and non-voting member. Unable to attend: Jerilynn Anderson, Secretary, Bob Personette and Dan Germain; members.

1. Jim discussed some background on the SSHOA and what we can and cannot do:

We maintain the Common Areas

We carry liability insurance on all Common Property

We keep the Common Areas upgraded over time

We enforce the By-Laws and Covenants

We collect dues and starting this year will pursue Liens against non-payers

We comply with State and Federal laws

 IRS - Reporting interest income

 Homeowners Packets

 Chesapeake Bay Watershed Act & Fairfax County restrictions

We support the Neighborhood Watch program

We are trying to establish an email roster to keep all informed...please sign up

New – we have created a SSHOA Web Site

 We do not settle disputes between neighbors

 We do not enforce Fairfax County's regulations

2. Next was the Association Financial Statement as of October 31, 2009 showing \$79,973.51 on hand, of which \$18,131.06 is reserved for use by individual mini-courts for maintenance and is not available for SSHOA general use.

3. The 2009 budget was presented. Significant changes from 2008 actual include +\$4150 for additional common grounds maintenance and +\$38,436 for path repair and repaving. The total 2009 budget is \$55,706.00. The 2008 actual was \$13,756.17 which is very close to the normal (average) expenditure needed to keep the Association going.

4. Capital improvements planned or underway: 1. Path repairs, \$37,436.00. Contract signed, work scheduled for 14 December weather permitting. It needs to be relatively warm and dry. Work includes repair of the eroded bank and replacement of the culvert on the path on the opposite side of Arley from the tennis courts; repair of the drainage problem on the path near the left rear corner of the tennis courts; the repair and repaving of the paths on both sides of Arley.

2. Repair of the stairs at the foot of Skibbereen, the foot of Aquary and leading down to the tennis court, and construction of a new set of stairs leading up to the playground from the path. An aspiring eagle scout is planning to repair the steps at the foot of Arley and the steps to the tennis court. We are searching for another candidate to repair the stairs at

the foot of Skibbereen and construct the steps up to the playground. The costs are for material only and are estimated to cost approximately \$3000 max for both projects.

3. Replacement of tennis court nets and wind screens. Job is complete? Cost was ?????

5. Other accomplishments. 1. Repaired a crack in the tennis court playing surface by self help as a test. The repair seems to be holding and we will continue with the rest of the cracks in the spring when the weather breaks.

2. Had books audited. They passed with flying colors, thanks to Mary Ann's professional competence. She was so good the auditor returned part of his fee because his job was so easy.

3. Collected all back dues, some going back 8 years. All members are current in their dues payments. Many thanks to Donna who spearheaded the effort.

4. Added cleaning leaves from the common areas to our grounds maintenance program.

5. Landscaped the in front of the wall with our sign at the entrance to the neighborhood at Arley and Sydenstricker.

6. The SSHOA Official up and Running Web Site. Dan Germain has done an outstanding job standing up the web site. It is operational and will be steadily improved as suggestions come in from users. Nice job Dan

7. Future Capital Improvements. Four were listed. A. Replace the tennis court. B. Replace the general purpose court. C. Add a SSHOA sign at the main entrance. D. Improve landscaping. C and D did not generate much interest and were deferred.

There was much discussion on the scope of the work on the courts and the method of funding the work.

The three main options are: Repair the foundation and patch the courts. Repair the foundation and replace the courts. Repair the foundation, remove the courts and landscape the area. A possible option to this last is to skip the repair, remove the courts and landscape the area. Any permanent fix will take time so in the interim we will continue the self help repairs.

The two main funding options are increasing the dues (to \$200) or charging a one time assessment (of \$800). The general tenor of the discussion revealed that there wasn't much support for the one time assessment. The point was also made that a good case needed to be presented for the dues increase or that would fail also.

It was decided to form a committee headed by Tom Verdin, to prepare a decision package for presentation at the 2010 annual meeting tentatively scheduled for June 2010. In January the committee will develop and conduct a survey designed to elicit input from the membership concerning both the project options and the funding options. Based on the survey, input from the Board and from individual committee members, the committee will vet and rank the options and combine them with the funding option that would permit the project to proceed on schedule. The committee will use the web site to keep the membership informed as it develops the package.

8. Two other potential by-law changes, in addition to the funding changes mentioned above, are increasing the penalty for late payment of dues and changing the requirement for an annual audit to a bi-annual audit. This last was recommended by our auditor who

said we don't have the size or level of activity to warrant an annual audit. The board will develop these two issues and initiate the change process.

9. The Arley Drive incident and the aftermath was discussed in the context of the Board's policy on communications on subjects such as the Arley Drive incident. The policy is:

"It shall be the policy of the Springfield Station Home Owners Association, upon majority SSHOA Board approval, to inform the membership of notable events which have occurred within the Home Owners Association boundaries. Any such notification will be made using information provided by official sources such as law enforcement and other government organizations. If notification is deemed appropriate then the official SSHOA Web Site may be used to disseminate such information. Events which directly affect the Springfield Station Home Owners Association Covenants will, upon majority SSHOA Board approval, be investigated and appropriate corrective action, where applicable, will be taken."

There was discussion as to roles and missions of individuals, the HOA, and Fairfax County agencies. Most of the problems involve the bending or breaking of Fairfax county laws or regulations and the appropriate agency; police, zoning board enforcement etc will be contacted when necessary. Where the transgression is of the Covenants, the board will take action to resolve the problem. We will ensure that all phone numbers and web sites of relevant county agencies are available on our web site and were possible linked.

10. Discussion Items. Dumping in the common areas. Please don't do it.

Dogs – leash them, clean up after them

Annual Cleanup Day; – no more “white goods”

Annual Yard Sale Day – There was some interest and we will set one up this spring before the clean-up day so that unsold items can be disposed of – no fuss, no muss.

Trimming of Trees and Bushes that encroach sidewalks. County regulation it needs to be done.

Inoperable Cars in Mini-Courts. Responsibility of the residents of the mini-court to resolve the issue. Mini-courts are private property.

Trailers in Driveways/Side Yards. This is a covenant issue and the Board will get involved

Neighborhood Watch. The watch will close down for the winter, and will resume in the spring. We need volunteers. The more we have the longer time between shifts.

Trees in the common area. They are a problem behind Cuttermill. Rick Atchinson will check them out.

With that, Jim summarized the meeting and we adjourned and went home at 2115.

Respectfully submitted

Rich Riordan, temporarily sitting in for Jerilynn