

MINUTES SSHOA 2010 GENERAL MEMBERSHIP MEETING 06/16/10

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

Rick Atchison and Jerilynn Anderson, Secretary have resigned since the last general membership meeting.

1. The Agenda:

Greeting/Introduction of the SSHOA Board

SSHOA Financial Status

2009-2010 SSHOA Success Stories

Web Site

Capital Improvements to be done

Election of new Board

Review of Actions to be taken

Closure/Next General Membership Meeting

2. Next was the Association Financial Statement as of May 31, 2010 showing \$34,887.54 on hand. In addition, \$18,850.03 is reserved for use by individual mini-courts for maintenance and is not available for SSHOA general use.

3. The 2010 budget was presented. It is higher than normal and a little higher than 2009 because it has the second payment for the paving project and the payments for the two scout stair repair projects. The total 2010 budget is \$33,687.00. The 2009 actual was \$31,567.18.

4. Success stories since the last meeting: A. Path repairs, \$37,436.00. **Complete.** B. Repair of the stairs. The stairs at the foot of Aquary and those leading down to the tennis court, have been **Completed.**

Repair of the stairs at the foot of Skibbereen, is scheduled for July.

We are searching for a way of constructing the stairs to the playground.

The costs of the material to repair the three sets of stairs are estimated to be \$1000.

5. The SSHOA Official Web Site. Our web site continues to be improved and increase in usefulness.

6. Future Capital Improvements. The issue discussed was the future of the Tennis Court/basketball court area. Based on input from the general meeting last December and a survey conducted by the board this past winter, the board presented 5 options. Budget estimates are shown in Parenthesis:

1. Keep courts as is and continue annual patching of the cracks. (\$3000)

2. Remove Courts, repair drainage, rebuild courts to original configuration. (\$145,000)

3. Remove courts, repair drainage, rebuild 1 tennis court and basketball court; landscape the rest. (\$100,000)
4. Remove tennis courts, overlay basketball court with general purpose court; landscape the rest. (\$61,500)
5. Remove all courts, landscape the entire area. (\$45,000)

More detailed cost information is shown on slide 18 of the board's presentation to the membership. The entire briefing is on the SSHOA Web Site.

The Board recommended that we proceed with option 4 as follows: "Remove the tennis courts and keep a basketball court (current court of perhaps use some of the existing tennis courts and remove the old basketball court) ... we will need an engineering study to make a final decision." The reasons for this recommendation are:

- Option gives flexibility in usage for all ages, significant park area, and court area
- Avoids large investment in drainage repair
- Is a compromise between votes for all-clear option and retaining a court capability.
- Is affordable
- Can be logically phased within our income.

The Board also recommended that the work be broken into 4 phases:

Phase I: Conduct an engineering study as required by Fairfax County regulations due to potential impact on local watershed (study includes landscaping and impact of resurfacing the basketball court) and acquire Fairfax County approvals and permits – Estimated cost: \$6100 to \$10,000. (Do in 2010)

Phase II: Decide on best approach to remove tennis courts and/or basketball court, grade to engineering specifications and then plant grass – Estimated costs: \$28,500 (Do in 2011)

Phase III: Repair the basketball court with an overlay – Estimated cost \$15,000. (Do in 2012)

Phase IV: Landscape old tennis court area and make into a park – Estimated cost \$10,000. (Do in 2013).

Note phases III and IV can be reversed depending on decisions to be made at that time.

Lastly the Board recommended that the project be paid for out of current income without any special assessment or dues increase.

There was spirited discussion on the project. Neighbors who live by the courts stated the area was well used, both the tennis courts and the basketball court. However it isn't clear that the tennis courts were always being used for tennis. Some use them for trike riding, skate boards, etc. It was pointed out that there are many tennis courts in the immediate area, many of which are lighted at night. They also raised the issue of teen agers using the area for activities that are other than healthy or even in some cases legal. One member had obtained an estimate from American Tennis Courts to repair the cracks, clean the surface and reline for \$22,000. This comes with a 2 year warranty on the repairs. The members did not want to start over; rather they wanted to build on the work

already done. It was moved and seconded that we proceed with Phase I modified to contain three options for scoping and firm cost estimates. The options are: 1 multi purpose court. 1 tennis court and 1 multi purpose court. All park, no courts. The motion passed 23 for, 0 against. The Board will proceed according to that guidance and report back at another General Meeting in the fall.

7. Election of the new Board. At the beginning of the meeting there were 10 home owners who had volunteered to serve on the Board. Since our bylaws permit no more than 9 we prepared a ballot with the ten names. The volunteers were: Jim Askew, Donna McCraith, Rich Riordan, Dan Germain, Greg Milonovich, John Giuliani, Bob Personette, Amy Verdin, Yvette Dean and Stephen Buckner. Of the board members serving at the beginning of the meeting, Tom Verdin decided not to run for another term. After some discussion, Yvette Dean decided to remove her name from consideration, leaving 9 on the ballot. The membership by unanimous consent elected the 9. Officers will be chosen by the Board at its next meeting as provided for in the bylaws. Mary Anne McClelland agreed to continue as our registered agent/treasurer. There was a big whew from the crowd.

8. Other discussion Items. Jim reminded everyone that we should not dump trash or yard waste in the common areas; that dogs should be on a leash and cleaned up after; and that trees and shrubs that encroach onto sidewalks should be trimmed. These last two are Fairfax County regulations.

He mentioned that there has been an increase in vandalism and that the neighborhood watch has died out. He asked for a volunteer to coordinate the program for SSHOA. None appeared at the meeting, but we remain hopeful.

We discussed the yard sale and it was agreed that we would try it again next year and be more aggressive with our advertizing.

Lastly Jim mentioned that the two bylaws changes we are discussing; increasing the penalty for late dues and extending our audit intervals, would be finalized and presented at the next meeting.

The next general membership meeting is tentatively scheduled for the fall.

After a review of our accomplishments at the meeting, we adjourned and went home at 2100.

A list of attendees is attached.

Respectfully submitted

Rich Riordan, Acting Secretary