

Minutes of the 6/2/2010 SSHOA Board Meeting

Board Members Present: Jim Askew, President, Donna McCraith, Vice President, Rich Riordan Acting Secretary, and Dan Germain, Bob Personette, and Greg Milonovich, members and Mary Anne McClelland, Treasurer and Registered Representative. Unable to attend were John Giuliani, Rick Atchison and Tom Verdin members.

The minutes of the 5/12/10 board meeting were approved as corrected, and will be posted on the SSHOA web site.

Next Meeting is scheduled for June 9, 2010 at Donna's

Old Business:

1. Eagle Scout Projects. A. Rich still needs to ask Tom to do something about the skid resistant tape that is not working.

B. A second scout, Michael Fletcher submitted his proposal to Rich orally for an Eagle Scout project to repair the steps leading down from Langsford Court. Since the Langsford steps are more numerous and larger than the combine steps done by Tom Summers, we need verification that Michael is including the playground steps in his project. He has submitted his safety plan and has been told to coordinate with the neighbors. Rich signed off that his plan has been coordinated with the SSHOA. His estimate is approximately \$250, which may be low. His tentative plans are to do the project in mid June.

2. Repair of Tennis Courts Cracks: No Change

3. Status of Outstanding 2010 Bills. Approximately 146 folks have paid up. Jim will print the second bill and we will mail it out this week with a suspense of 30 June. The May financial report is attached to these minutes for information.

4. Tennis Court Common Area Upgrade. The final set of options to which we previously agreed is:

1. Continue to maintain the existing space as is, repairing cracks as they appear. Note: It was agreed that this status quo option will be shown as a baseline and then discarded.

2. Refurbish tennis courts and basketball court, including fixing the drainage problem, restoring the area to its original configuration.

3. Remove tennis courts and the basketball court and construct one multipurpose court and one tennis court side by side and landscape the remaining area

4. Remove tennis courts, repair the basketball court as needed, overlay with a multipurpose court and landscape the remaining area.

5. Remove all courts and landscape entire area.

Specific Information we have: Approximate cost of removing the courts and replacing with seed, \$18,500. Approximate cost of plans to achieve county approval, \$5000. The plans required are a flood plain impact plan, a site plan and a grading plan; we also need a survey because there is no plat on file for this parcel. And we need a water quality impact assessment. Donna was given a list

of engineering firms that could do this work and she is working to get a better estimate for the work. All these plans culminate in a permit to do the work. Approximate cost of landscaping the area \$17,000. Approximate cost of overlaying the tennis courts with a Versa court, \$28,800. This would be less if we overlaid just the basket ball court. In addition, Donna will have Premium develop a landscape plan that can be used at the meeting.

We plan to present the options and then a recommended solution from the board at the general meeting. We briefly discussed that and arrived at a general consensus on an approach (not yet a detailed recommendation) to remove the tennis courts and landscape that area. And either replace or repair the basketball court and cover it with a Versa court or similar contraption. Jim will incorporate this stuff in his draft slides, which we will comment on via Email and nail down at the next board meeting on the 9th. Also to be included funding options and a funding strategy.

5. Trees and Trash in the Common Area behind Cuttermill. No plans or arrangements have been made so far to get rid of this trash and the trash behind the tennis courts. No Change.

6. Revising the Covenants and Bylaws. Jim who will ask his Secretary, who is a notary, to upload and type into word documents, the Covenants and Bylaws. She is willing to do that, but a price has not been negotiated. Jim will work on this project. We will give a progress report to the general meeting as promised last year.

7. Spring activities completed and planned.

A. May 15 was the community garage sale. It was advertized in the Washington Post, the Springfield Connection and on Craig's list. We also had many signs. Tom's comments and suggestions, abridged: The sale was successful and should be done again. Improvements: Drop ad in Wash Post, not cost effective. Improve our signs in the neighborhood. We had competition and others had better signs and more traffic. Consider moving the sale to an earlier weekend to reduce competition. However that may also reduce the potential traffic. We should probably do a survey of the neighbors to ensure there is sufficient interest in having one next year.

B. May 22 was community clean-up day. AAA had three trucks. Jim paid honorariums to the AAA workers. We did not do any other work that day. The trash and yard waste pick up was a success as always.

C. June 16 is the Annual General Membership meeting to be held in Hottle Hall of the Sydenstricker United Methodist Church 8508 Hooes road Springfield VA 22153. We mailed a notice to each homeowner notifying them of the date, time, and place of the meeting as well as the subjects to be discussed. As part of this the flyer, signed by Jim, we invited one and all to join the board. Those who are interested, including current board members, will notify Donna and if there are more than 9 volunteers, we will either expand the board or have a vote. All the current board members except one have reupped. There have been no other volunteers.

8. One of the residents has been seen riding an ATV down the stairs at the foot of Aquary Court, which is very dangerous. There are tracks on the new asphalt showing someone is using for a motor vehicle probably the ATV, which is not according to Hoyle and illegal too. Tom will talk to the homeowner in an attempt to get him to cease. No change.

Respectively Submitted

Rich Riordan, Acting Secretary

Springfield Station Homeowners Association

Financial Statement

May 2010

| | | | |
|-----------------------------------|-------------|-------------|--------------------|
| Checkbook Balance April 30, 2010 | | | \$41,184.58 |
| Minicourt Account Balance | \$18,265.81 | | |
| General Account Balance | \$22,918.77 | | |
| | | | |
| Income | | | |
| Money Market Account Interest | | \$24.17 | |
| Minicourt Share | \$8.22 | | |
| Dues Collection | | \$14,088.00 | |
| Minicourt Share | \$576.00 | | |
| Sale of Homeowner's Packets | | \$0.00 | |
| Total Income | | \$14,112.17 | |
| Sub-Total | | | \$55,296.75 |
| | | | |
| Expenses | | | |
| Nationwide Insurance | | \$1,386.00 | |
| *Sydenstricker Methodist Church | | \$75.00 | |
| Connection--Yard Sale Ad | | \$21.00 | |
| Donna McCraith--Yard Sale Exp. | | \$77.18 | |
| Total Expenses | | \$1,559.18 | |
| Sub-Total | | | \$53,737.57 |
| | | | |
| Ending Bank Statement Balance | | | |
| BB&T Checking | | \$12,020.42 | |
| BB&T Business Investors Account | | \$41,717.15 | |
| Total Bank Statement Balances | | | \$53,737.57 |
| | | | |
| Outstanding Checks | | | |
| None | | | |
| | | | |
| Ending Checkbook Balance | | | \$53,737.57 |
| Less Minicourt Balance | | | \$18,850.03 |
| | | | |
| General Account Balance Available | | | \$34,887.54 |
| | | | |
| Delinquent Accounts from 2009 | 1 | | |
| Total Amount Delinquent | \$2.00 | | |

* Annual Meeting Room charge

