

Minutes of the 07/10/2012 SSHOA Board Meeting

Board Members Present: Stephen Buckner, President, Donna McCraith, Vice President, Rich Riordan, Secretary, Cindy Cole Treasurer, and Dan Germain, Amy Verdin, Greg Milonovich and Jim Everett. John Giuliani, member was unable to attend.

The minutes of the 04/11/2012 board meeting were approved as submitted and will be posted on the SSHOA web site.

The next Board Meeting scheduled date, time and location are TBD.

The meeting was called to order at 1905 in the Hunt Valley Swim Club Pavilion. In addition to the Board, 5 association members attended. To reiterate all are welcome to attend the board meetings, which are announced on the web site.

Old Business:

1. Transition. Stephen has notified Pat Harrity's office that he is the new president of the association. **Complete** Stephen

2. Financial Status

A. Treasurers Report. Cindy submitted the June 30th financial statement. We have \$50,469.49 in the general account, \$20,212.7 in the minicourt accounts. Donna reported that all but three of the 182 members had paid their dues. Dona has contacted the three and they all expect to pay by the end of July. If not, the process of establishing a lien on the house will commence. Donna

B. Auditing the Books. Dan continues to work on getting a CPA to do our annual audit which is required by our bylaws. Dan

3. Capital Improvements and Projects Planning.

A. Trail Maintenance. We started but did not complete the application of a seal coat, on the two small areas of the path that were not covered with asphalt during the path project. We will buy more seal coating and finish the job. Also we will get a price from Gossom & Costello Pv. Inc., our paving company to seal the path that they paved. Donna, Rich

B. Spring Clean-up. It occurred on May 19th. American Trash Disposal provided two trucks, one for trash and one for yard waste. We escorted the trucks as usual. There was enough trash that one truck had to dump and return to complete the pick-ups. Total weight was 16,620 lbs of trash and 4440 lbs of yard waste. Prior to that day, a small crew of the willing cut back the shrubs that have overgrown the trail where it meets Whitson Court. **Complete.** Rich and Donna

4. Welcome Letters. Donna has drafted a welcome letter and it was approved at the meeting. She will prepare a separate letter to mini-court arrivals explaining the special status of the mini-courts and their separate assessment. **Complete** Donna

6. Milestones and Key Dates

1 st week April	Begin Grass Cutting - Begun
30 April	Mailing SSHOA's Membership Dues Statement Complete

19 May	Neighborhood Clean-up Complete
31 May	Membership Dues Payment Due Complete
10 July	Next SSHOA Board Meeting Complete
September Date TBD	Next SSHOA Board Meeting (Final Prep for General Meeting)
27 September	General Membership Meeting
4th week November	End Grass Cutting and Leaf Raking

2. Dumping Lawn Debris. Members have been dumping lawn debris into the common area next to the trail between the playground and Whitson Court. Other members have complained. It was proposed that we install signs saying no dumping. After discussion it was agreed that the board would take a look and make a decision at the next meeting. Action Board Members

3. Insurance. Our insurance bill came due in May, and has been paid. **Complete** Donna

4. Yard Sales by the Tennis Courts. There was a request to know if there was objection to members holding a yard sale on the lawn between the tennis courts and Arley Drive. The board had no objection. **Complete** Donna

New Business.

1. Post Storm Clean-up. After discussion it was agreed that both primary trash companies, AAA and American Disposal did an excellent job picking up tree debris quickly and efficiently. **Complete**

2. Tennis Court – Short Term and 5 year Plan. Cindy presented a proposal to increase dues to \$200 and with the additional funds remove the tennis courts and general purpose court and plant grass. There was much lively discussion, including input from the 5 home owners who attended. It was pointed out that the general membership at the last general membership meeting had voted to approve the option of repairing the courts for several years and then applying versa court on the tennis courts so that there would be a tennis court and a general purpose court that would include basket ball and volley ball, and for the special few shuffle board. Dan moved that at each General Membership meeting the capital plan be discussed and updated. Motion passed. In the meantime Cindy will work on long range planning.

3. Complaint Process. The state of Virginia requires that home owner’s associations have in place a step by step process for members to make complaints. We will develop that.

4. Office Supplies. We approved Donna’s expenditure of \$112 for office supplies. **Complete**

Reminders. Pay attention to the condition of houses of neighbors who both work and houses vacant between owners as these are targets for vandals and don’t dump trash or lawn waste in the woods.

There have been car break-ins and house break-ins in the neighborhood. All are asked to keep an eye out and report any suspicious activity.

Respectively Submitted

Rich Riordan, Secretary

SSHOA Members Attending 07/10/2012 Board Meeting

Bobby Ahmed

Joseph Chalk

Kathleen Pablo

Rosey Greer Shoudy

Harry Shoudy