

Minutes of the 9/11/2013 SSHOA Board Meeting

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

The meeting was called to order at 7:00 p.m. in the cafeteria of Hunt Valley Elementary School.

The minutes of the 7/10/2013 board meeting were approved with two minor typographical changes and will be posted on the SSHOA website

The General Membership meeting will be held on 26 September at 7:00 p.m. in the cafeteria of Hunt Valley Elementary School.

Old Business:

Audit Committee: The audit committee has met and approved the financials. Dan will prepare a statement and the audit will be included in the presentation to the general membership. Cindy reported that we are on track with our projections and may be able to add an additional \$400 into the general fund balance.

There was discussion on the line item for capital improvements and what should be included. John suggested adding \$500 - \$1,000 annually for maintenance and repair of the front entrance on Arley. Mulch expenses will be added to common grounds maintenance. This will be an annual cost but will probably not match this year's outlay of \$1,200. **Action:** Cindy will revise the Capital Improvement Plan and send to Dan for posting on the website.

Annual Meeting Preparation

Stephen opened the discussion for review and update of last year's General Meeting agenda. The Financial Report and Capital Improvement Plan will be presented. The Huntsman Dam update will be removed as the timeline keeps changing and information can be accessed through Fairfax County.

Accomplishments to be highlighted include pathway signage and sealing, playground beautification, annual spring clean-up, tree and leaf removal, 100% collection of HOA dues, removals of tattered windscreens on the tennis courts, landscaping at the front corner and the creation of a traffic calming working committee. **Action:** Stephen will update annual meeting slides to reflect accomplishments.

Housing Market Update – Donna will present the statistics on number of properties sold and high and low sales prices.

Stephen solicited intent from the current board members. All present, with the exception of Amy indicated that they will serve another term. Stephen will ask Rich and Jim if they wish to continue as board members.

Flyers announcing the meeting will be produced and distributed door-to-door. Forty copies of materials will be on hand for attendees based on last year's attendance figures.

Other Business A homeowner voiced concern about the condition of the path at the end of Langsford court. The pavement is buckling, nail heads are protruding from the handrail, steps are loose, pea gravel needs to be added and weeds are abundant. She also expressed interest in a community wide yard sale at the tennis courts and organizing a neighborhood festival. **Action:** Greg Milonovich will visit the area off Langsford court and report his observations to the Board via email. **Follow-up:** Greg pounded in all visible nail heads, pulled a number of weeds and concurred that pea gravel needs to be added.

Another resident wants the culvert behind the basketball court cleared. Donna called Fairfax County and they assessed this as a Level 2 priority. Greg volunteered to hack off low hanging branches.

The board approved motorized vehicle prohibited signs for the paths by email between last meeting and this one.

The meeting was adjourned at 8:09 p.m.