

APPROVED MINUTES SSHOA 09/26/13 GENERAL MEMBERSHIP MEETING

SSHOA Board Attendees: Stephen Buckner, President, Donna McCraith, Vice President, Rich Riordan, Secretary, Cynthia Cole, Treasurer, Dan Germain, John Giuliani, Jim Everett and Greg Milonovich, members. Unable to attend: Amy Verdin, member.

1. The meeting came to order at 7:05 PM. These minutes reference and follow the order of the slides in the annual meeting briefing, which has been posted to the SSHOA Web Site. The briefing was presented by Stephen, assisted by various board members.

The next Board Meeting is 10/09/2013 in the HVES cafeteria. The Board meets quarterly on the second Wednesday of January, April, July and October. To reiterate all are welcome to attend the board meetings, which are also announced on the web site. The next general membership meeting is tentatively schedule for late next summer.

The Agenda:

Welcome and Review of 2011-2012 (SSHOA) Board Activities
Financial Report
Capital Improvement Plan
Housing Market Update
Election of 2013-2014 SSHOA Board
Open Discussion

The minutes of the last General Membership Meeting on 09/27/2012 were approved,

2. SSHOA Activities

Collect dues, which are used to maintain the common areas, carry liability insurance, and upgrade common areas over time.

Enforce the By-Laws and Covenants

Resolve issues brought to the attention of the Board.

Comply with County, State and Federal laws, County Regulations, Chesapeake Bay Watershed Act, Homeowners packets and IRS.

The SSHOA does **not** settle disputes between neighbors or enforce Fairfax County's regulations.

3. Financial Statement. Cindy presented the treasurers report. We budgeted \$23,380.00 for 2013 including the Capital Reserve Fund, and have spent or committed \$21,540.24 as of 08/31/2013. The 2012 budget was \$14,615.00, and \$13,081.65 was actually spent. The association's financial statement as of August 31, 2013 shows \$15,484.79 for general use and \$43,000.00 in the Capital Reserve. In addition, \$21,269.25 collected from mimi-court residents is reserved for the sole use by the 8 individual mini-courts for maintenance. The total bank balance is \$79,754.04. An audit has been done on our books and they are in excellent condition.

4. 2014 Budget. The proposed 2014 budget of \$22,390.00, slide 6 of the briefing, was approved unanimously by the members attending.

5. Capital Improvement Plan. The capital reserve looks out 10 years and includes all the components of the common areas that need periodic major repairs and improvements. The plan is based on the assumption that the annual assessment remains at \$120 per year; that the normal routine expenditures for maintenance, insurance etc. continue; that the plan will be reviewed annually and reported to the membership; that no funds from the capital reserve will be spent without approval of the members attending a general membership meeting

The major components of the common area covered in the Capital Improvement Plan, are: The tennis courts. The basketball court. The paths and stairs. The entrance wall and grounds. The tot lot. The paths, stairs, and tot lot have been replaced or had major repairs within the past 6 years. The major components most in need of upgrade are the tennis courts and the basketball court.

The major expenditure this year was the sealing of the asphalt paths.

The 10 year Capital Improvement Plan (CIP) is shown on slide 11 of the briefing. The next major expenditure occurs in 2016 with the upgrade of the tennis courts, which will be reapproved by the membership before the project starts.

6. 2012-2013 Accomplishments.

Increased transparency and member communications.

The quarterly Board meetings are public for all members to attend and participate.

Meeting notes and board activities or notices are posted to our website.

A welcome letter is now sent to new homeowners following settlement and move-in.

Collected all dues for 2013; 5th consecutive year.

Upkeep of Neighborhood

Removed leaves and downed trees from common areas, cut grass, edged sidewalks.

Sealed paths and added No Dumping Signs.

Landscaped front entrance.

Improved Tot lot and surrounding area.

Conducted our annual spring cleanup.

7. Real Estate Activity. Donna presented an encouraging housing market update giving recent sales and prices in Springfield Station. See Slide 14 for details.

8. Election of the New Board. The 9 home owners who volunteered to serve on the Board are: John Giuliani, Donna McCraith, Rich Riordan, Dan Germain, Greg Milonovich, Stephen Buckner, Jim Everett, Cynthia Cole and Jon Carlo Trujillo. 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.

We say goodbye to Amy Verdin and thank her for her excellent service. We will miss her many contributions, common sense and commitment to the association.

9. The SSHOA Official Web Site. Dan our web master, continues to improve our web site continues and increase its usefulness. The membership was urged to visit it.

10. Open Discussion Items.

A. Speeding on Arley Drive. The Board established a committee of board members and homeowners to pursue remedies for the speeding problem. The point of contact on the Board is Donna McCraith, Phone: 703-644-0530. email: dmcraith@cox.net. The committee caused a survey of traffic to be taken on September 11th 2013. It showed that of the 1484 cars that passed by the survey site, 85% were traveling at speeds in excess of 35 mph. This result allows us to advance to phase II in which Fairfax County Department of Transportation (FCDOT) becomes involved in the solution by providing options we can consider. We will continue to urge folks to slow down on Arley on our web site and other outlets.

B. Eagle Scout Projects. We have been searching for a good Eagle Scout project, but as yet do not have one. We also do not have an application by a scout to do one. We are interested in doing these and the board point of contact is Rich Riordan 703-906-0732, richriordan@cox.net.

C. Dumping Yard Waste in the Woods. We have procured and installed no dumping signs along the path on both sides of Arley. We will also remind members to not dump in messages in dues letters, meeting flyers and the web site.

D. Lighting the Main Entrance Sign. The question was asked could we light the sign and activate the post light using solar power. An excellent idea we will check it out.

E. Stairs Maintenance. It was pointed out that nails are popping and weeds are growing in and around the stairs at the end of Langsford court. The board will ensure they are removed.

F. Lorton Green Energy Park. Kathleen and Manny Pablo long time members of the association presented a quick overview of EnviroSolutions Inc (ESI) request to extend its operation of the construction landfill. In return for the extension of current operations the company offers to install several different renewable energy technologies at the landfill site, the so called Green Energy Park, develop an environmental education center and provide two new nature parks. These projects would be supplemented with \$15 million in cash payments over 20 years to be used by the county for local community project such as funding the Lorton Arts Center. The Pablos asked for the association to support this effort as a good thing for the county and especially the south county area by communicating with our supervisor.

The meeting was adjourned and we went home at 2020.

Respectfully submitted

Rich Riordan, Secretary

Attendees at 9/26/13 SSHOA Annual Meeting.

Jim Askew	Rick Atchison	Heather Chapman
Patricia Greech	Joyce Giuliani	Vicky Johnson
M&E Keanan	Melisa & Rick Kenney	Martha Kieil
Patrick Kiser	Jim & Patti Klein	Steven Lee
Myrna Meling	Tom McIntyre	Bob & Arlene Norrell
Tom & Ann Oliver	Manuel & Kathleen Pablo	Marc Points
Bill Reese	Dick Stohr	Jon Carlo Trujillo
Fred & Susan Woody		

The 8 Board members attending are listed at the beginning of these minutes.