

MINUTES SSHOA 09/24/15 GENERAL MEMBERSHIP MEETING
Approved at the 09/22/16 General Membership Meeting

SSHOA Board Attendees: Stephen Buckner, President, Donna McCraith, Vice President, Rich Riordan, Secretary, Cynthia Cole, Treasurer, Dan Germain, John Giuliani, Jon Carlo Trujillo, Patrick Kiser and Greg Milonovich, members.

1. The meeting came to order at 7:00 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 and attached to these minutes. The briefing was presented by Stephen Buckner President, assisted by Donna McCraith, Vice President, Cynthia Cole, Treasurer and Dan Germain.

The next Board Meeting is 10/13/2015 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 2014-2015 (SSHOA) Board Activities
Financial Report
Capital Improvement Plan
Housing Market Update
Election of 2015-2016 SSHOA Board
Open Discussion

The minutes of the last General Membership Meeting (on 09/25/2014) were approved as corrected.

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 as modified by county regulations; example for fences.

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 \$23,276.00 for 2015 including the Capital Reserve Fund, and have spent or committed \$6,184.29 as of 08/31/2015. The 2014 budget was \$23,996.00, and \$22,343.20 was actually spent or committed. The association's financial statement as of August 31, 2015 shows \$30,640.32 for general use and \$56,216.84 in the Capital Reserve. In addition, \$23,180.01 collected from mini-court residents is reserved for the sole use by the 8

individual mini-courts for maintenance. The total bank balance is \$86,857.16. An audit has been done on our books and they are in excellent condition.

4. 2016 Budget. The proposed 2016 budget of \$23,276.00, 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 8 years. The major components most in need of upgrade are the tennis courts and the basketball court.

There were no major expenditures this year.

The 10 year Capital Improvement Plan (CIP) is detailed on slides 7 through 13 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. 2014-2015 Accomplishments.

Collected all dues for 2015; 7th consecutive year.

Passed audit

Upkeep of Neighborhood

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

Solar light added to Arley front entrance

Removed torn net and wind screens at tennis courts.

Scheduled for fall: Playground/tot lot and Arley front entrance clean-up

Conducted our annual spring cleanup.

Redesigned HOA website. The membership was urged to visit it.

7. Real Estate Activity. Donna presented an encouraging housing market update giving recent sales and prices in Springfield Station. A total of 11 houses have sold. See Slide 15 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, Cynthia Cole, Patrick Kiser 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.

10. Open Discussion Items.

A. Speeding on Arley Drive. We will continue to urge folks to slow down on Arley on our web site and other outlets. Various homeowners on Arley drive had placed county issued slow down signs on their lawns. It was felt that these had a little impact, but not much. These signs tend to disappear over time. This is a never ending task.

B. Two projects were requested:

1. The railings on the bridge to Whitson are in bad shape and need to be repaired or replaced. We will do that.
2. Ivy is growing on a large number of trees in the woods and there is fear that the trees will be killed. We will investigate ways to save the trees.

The meeting was adjourned and we went home at 7:55 pm.

Respectfully submitted

Rich Riordan, Secretary

Attendees at 9/24/15 SSHOA Annual Meeting.

Alice and John Corbett
Myrna Meling
Elizabeth Keenan

Marc Points
Tom Mulcahy
Steven Lee

Manuel Pablo
Joyce Giuliani

The 9 Board members attending are listed at the beginning of these minutes.