

Huntington Station Homeowners Association

DRAFT Annual Meeting Minutes

July 22, 2009

I. Call to order

Rene Minvielle called the annual meeting to order at 7:10 pm at the John Marshall Library, Alexandria, Va.

The following persons were present:

Rene Minvielle

Carlos Heard

Sean Egge

Harold Davis

Jane Odom

Connie Cartledge

There were 2 proxies

Quorum was reached

II. Approval of minutes from last meeting

Minutes of the 2008 Annual Meeting were reviewed.

Jane Odom motioned to approve the minutes, Carlos heard 2nd. Minutes were accepted.

III. Financial Report

a) Rene Minvielle reviewed the 2008 year end expenses

- Landscaping: \$10,070.00
- Management: \$9525.00
- Property Repairs: \$5333.00
- Insurance: \$4821.00
- Legal fees: \$3776.00
- Taxes/Audit: \$1200.00
- Electricity: \$1047.00
- Snow removal: \$1040.00
- Water: \$581.00

IV. Elections

- a) There were 3 vacancies on the Board:
Rene Minvielle's position: due to a move
Judy Falcon's position: due to a move
Harold Davis' position: term expiration

Harold Davis and Jane Odom were nominated from the floor and were elected as new Board members. Their terms will expire in 2012 and 2010, respectively.

V. Pet Issues:

Jane Odom brought up concerns of dogs off leash and owners not cleaning up after their pets.

A notice will be sent to homeowners who do not keep their pets on a leash.

VI. Neighborhood Watch:

Robert Cliff of the Fairfax County Police Department held a brief presentation. Per Office Cliff:

- Always call in suspicious persons to prevent crime in the neighborhood
- Should there be an issue involving an arrest warrant, the association liaison will be notified if and when this is possible
- For any noise issues, contact the police department
- For any pet issues, contact animal control
- Police incidences in the neighborhood may be viewed at fairfaxcounty.gov in the My Neighborhood section

VII. Adjournment

The meeting was adjourned at 7:23 p.m. by Rene Minvielle.

Minutes submitted by:

Minutes approved by:

Huntington Station Homeowners' Association

Alexandria, Virginia

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

16 July 2009

René Minvielle, President of the Huntington Station Homeowners' Association, opened the special meeting of the Board of Directors on 16 July 2009 at 7:45 p.m. Eastern Time. The meeting was held at Ted's Montana Grill, 2451 Eisenhower Ave., Alexandria, VA 22314. Woody Davis, Vice-President, Carlos Heard, Member at Large, and Sean Egge, Treasurer, were present.

1. Approval of minutes from previous meeting.

The following motion was made, seconded, and approved unanimously:

MOTION: To approve the minutes from the 15 April 2009 Board Meeting.

2. Discussion of Engineering Reserve Study.

The board discussed the Replacement Reserve Study that was conducted for Huntington Station HOA by MillerDodson. Upon review of the study, the board requests that Gena Salonga contact MillerDodson to determine the basis for the rates noted in the study for future common area repairs/replacements.

3. Adjournment.

There being no further business, the meeting was adjourned at 8:17 p.m.

MOTION: That the Board approve the minutes of the meeting held on 16 July 2009.

Approved

(s)

René Minvielle, President