

Huntington Station Homeowners Association
Board of Directors Meeting Minutes, September 19, 2016
Ted's Montana, 2451 Eisenhower Avenue, Alexandria VA

Attendees: Woody Davis, Lori Randall, Arlene Dee Carlson, Todd Schmid, Brian Moon

Minutes - Approved minutes from July 7, 2016 Board meeting.

Election of Officers – (4 yes, 0 no)
President – Todd Schmid
Vice-President – Brian Moon
Treasurer/Secretary – Arlene Dee Carlson

Financial Review – As of August 31, 2016, \$17,011 in operating cash and \$92,143 in a reserve account.

Annual Architectural Inspection – Second notices sent out in August.

Capital One account – now closed.

Irrigation System – Repairs completed by Blade Runners for \$645.00. System will be shut down for the winter at the end of October.

Auditor Recommendations – Updated Reserve Study ordered. Draft provided to Board for discussion.

Investment Policy (reserves in CD) – Lori will look into this.

Late Fee Waiver – Resident requesting waiver of the \$25 late fee. Generally fees are not waived. Suggested that resident attend the next meeting and explain circumstances to the Board.

Landscaping (& Snow removal) Contract – Current contract expires 12/31/2016. Blade Runners submitted a proposal for three (3) years at a 2% increase. Motion by Woody to accept grounds contract for three years and snow for one year. Motion seconded by Todd. Vote: 4 yes, 0 no

2017 Budget – Community Manager presented a draft budget with a 10% increase in assessment in 2017. Motion by Todd to accept 2017 budget. Motion seconded by Brian. Vote: 4 yes, 0 no.

Maintenance – There are several areas of maintenance the Board needs to consider in 2017. The current budget does not provide the needed funds. Lori is going to request some quotes and the Board will need to prioritize and determine how the areas will be paid. Areas include: Lights, Retaining Wall Railings, Trees, Common Grounds, and Streets (yellow curb & white line painting),.

Airbnb – A resident asked if there are any restrictions on listing home with Airbnb. The governing documents state “residential purposes exclusively.” Woody will prepare a letter to resident that listing home with Airbnb is disapproved.

Architectural – Decks being stained different colors. Guidelines state exterior colors are to remain as close as possible to original colors. The Board would like to determine a written standard for all and provide 2 years for all to comply. Awnings should be standardized as well.

Communications – Website has not been updated since 2009-2010. Nobody seems to know who the Webmaster is. Lori will reach out for quotes for a new website.

Parking Policy – The existing policy and a draft policy were provided to the Board for review. Enforcing the policy is the issue.

Meeting adjourned at 9:05 pm.