

Huntington Station Homeowners' Association

Alexandria, Virginia

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

14 October 2009

Jane Odom, President of the Huntington Station Homeowners' Association, opened the quarterly meeting of the Board of Directors on 14 October 2009 at 7:03 p.m. Eastern Time. The meeting was held at Ted's Montana Grill in Hoffman Center. Woody Davis, Vice-President, Carlos Heard, Treasurer, Sean Egge, Secretary, and Gena Salonga of Summit Management were present.

1. Area Lighting Discussion.

The board discussed area lighting and the possibility of increasing the amount of light in the area at night as requested by Mr. Keith Richardson. The history of this topic was reviewed: in the past residents were asked to turn on their front and rear lights if more light was desired. Additionally, the construction of Midtown condominiums has provided some additional light. The board determined that it was not critical at this time to increase the amount of lighting in the area however the board agreed that the idea had merit and would be held in case future funds were available.

2. Discussion of 2010 budget.

The Board of Directors reviewed a couple budget proposals both of which included increasing expenses in accordance with historical rates. Two income streams were reviewed; a 3% or 5% increase in assessments. Carlos Heard made the motion to approve the budget with a 3% assessment increase, from \$236 per quarter to \$243 per quarter. Sean Egge seconded. Jane Odom and Woody Davis voted in favor. This increase will allow the HOA to meet all expenses and place the recommended amount in the reserve account at the end of the year.

3. Adjournment.

There being no further business, the meeting was adjourned at 8:35 p.m.

Approved

/s/

Sean Egge, Secretary