

**Huntington Station Homeowners Association
Board of Directors Meeting Minutes
Cameron Elementary School, Library
3434 Campbell Drive, Alexandria VA
October 22, 2018**

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

Absent: Andrew Olsen and Woody Davis

Call to Order: 7:05 pm

Master Calendar and Summit Team Information: Reviewed calendar.

Previous Meeting Minutes: Minutes from May 17, 2018 meeting passed with no objections.

Votes Held Between Meetings: None

Financial Review: (1) September financials were reviewed. Currently \$31,000 in operating checking account and \$115,000 in reserves. (2) 2019 Draft Budget was submitted for review and approval. Motion to approve was made and seconded. Vote: 3-Yes; 0-No. (3) Audit – Engagement letter for continuation of services with Goldklang for audit (\$1,950) and tax prep (\$350) for both 2018 & 2019 was presented to the board. The increases are included in the 2019 Draft Budget proposed. Motion to approve was made and seconded. Vote: 3-Yes; 0-No.

Homeowner Communications: (1) Questions on, if AirBnb rental of home is allowed? Association Rules state it is not allowed. (2) Resident in 2315 stated, when they backed out of the drive, tree branches touched their vehicle and they believed these branches needed to be pruned. Management drove through and the branches did not touch their van. (3) Broken awning at one unit is an eyesore. HOA will send a certified letter to the owner for a formal hearing to be held on either November 6 or November 13.

Community Manager Action List: (1) Disclosure Package Inspections: Units 2321, 2327, 2368. (2) Blade Runners fixed irrigation control box mounting that had fallen off. (3) Website domain name renewed. (4) Reported lights out in trees and on east side of property.

Architectural: Annual Inspections: Annual walk-through completed and follow ups performed.

Annual Meeting – Stagger Director Terms. No annual meeting held in 2018. No board positions up for election. Current board members and their terms: 2019 – Todd Schmid,

Brian Moon, Arlene Dee Carlson, & Woody David; 2020 – Andrew Olson. The Board will need to stagger the terms, a mix of one year, two year and three year terms after next year's annual meeting.

Parking Policy: The Parking Policy (Resolution 2017-01) was passed. New permits were mailed to owners. Enforcement still needs to be discussed by the Board. Lorrie will send a letter concerning the covered Mercedes. A lost permit (hangtag) was found and the owner is requesting to be reimbursed for the costs of the replacement hangtag (\$25) that was later returned. Board determined based on the situation, no reimbursement would be made.

Maintenance – Trees: There are two (2) dead spruces at 2308 end of property & two (2) dead weeping style trees. Blade Runner provided a quote to remove spruces & replace (with warranty). They also recommended adding ground cover in bare areas next to walkways at 2338-2340 (which may be within individual's property lines). Management will seek another quote to remove (only) the dead trees and seek quotes for replacements in the Spring.

Maintenance – Lighting: W. Davis installed a solar powered, landscaping light near foot of mailboxes. Todd Schmid will research other possibilities. Lights out in trees and at poles on east side of property. The lights not working are high in trees. Equipment is needed to access. Quote received for \$1,405. Motion to approve repairs was made and seconded. Vote: 3–Yes; 0–No.

Law Enforcement Authorization: Fairfax County Police notified HOA that they must have written authorization to enter private property for certain matters other than emergencies. Also, they will not enforce speeding. Board agrees to provide this authorization to them.

Weeds: There are several homes that do not mulch or weed their gardens throughout the Summer months. Board will consider incorporating this service into the grounds maintenance contract. Lorrie will reach out for quotes.

Planning and Development: A. Olson sent an e-mail on September 20, 2018 concerning the proposed townhomes next door. *“The Fairfax County Planning Commission just approved the proposed townhomes (2 over 2 style townhomes) next door. I think for the most part it will be beneficial to the neighborhood. They are going to build a walking trail on the north, next to Cameron Run that will connect to the Parker and the soon to be built trail on top of the levee. There was also language that the developer makes concessions to Midtown for the ability use their sidewalk and part of the entryway they own, so Midtown might get something out of it.”*

The Association should make sure if Midtown is getting an agreement with Hoffman, that Huntington Station's current agreement with Midtown is reviewed for adjustments in its maintenance percentage responsibilities.

Executive Session – Aged Balances Report indicates a delinquent notice of \$373.60.

Meeting adjourned at 8:02 pm.