

**Huntington Station Homeowners Association
Board of Directors Meeting Minutes, September 18, 2017
Cameron Elementary School, Library
3434 Campbell Drive, Alexandria VA**

Attendees: Woody Davis, Lori Randall, Arlene Dee Carlson, Andrew Olsen

Absent: Brian Moon and Todd Schmid

Call to Order: 7:17 pm

Master Calendar and Summit Team Information: Reviewed calendar.

Previous Meeting Minutes: Minutes from April 17, 2017 meeting passed with no objections.

Financial Review: As of July 17, 2017, \$36,781 in operating cash and \$104,352 in a reserve account. Only variances to report are the repairs to community lights. Three more were repaired this month and the budget should be adjusted for this expense in 2018. Projecting light replacements is hard to do. Lori will check out the replacement costs for the bulbs and ballasts and what are our options. Final Audit documents received and filed.

Homeowner Communications: Resident requested branch from common area tree trimmed because she said it was too close to her car. She spoke to the grounds crew who accommodated her by trimming up a few branches. Another resident complained she wanted mulch placed around a common area tree in front of her home. Mulch was laid on September 6th, but Blade Runners only places mulch to areas needed.

Community Manager Action List: 1) Unit 2343 – Disclosure Package Inspection; 2) Huntingtonstation.org website will be renewed in December; 3) Lights at 2308, 2315 & 2332 have been repaired; 4) Annual Architectural Inspection was completed and letters were sent. Spreadsheet provided. Follow up inspections completed. A Show Cause letter will be sent to Unit 2340 requesting they attend next Board meeting for a hearing.

Auditor Recommendations: Moving \$5,000 to reserves. Current member's equity is \$11,300 and the recommendation is between 10-20% of assessments. Based on October financials, the association may end up with a small net loss which would reduce the equity position.

Maintenance: 1) The Board was provided a summary of the Special Assessment projects, status and funding information. Total assessment: \$21,149. Total costs: \$20,390, leaving a balance of \$759. 2) Board is considering barrier to prevent vehicles from touching the black railing near the water main. 3) Lori noticed the concrete sidewalk

next to 2308 is cracked and becoming a trip hazard. 4) Discussion if we need to do something with the bamboo.

Architectural: Decks: Board provided a list of recommended “approved” stain colors that are available at Home Depot and Lowes. Motion made to adopt the recommended colors. Motion seconded and granted, 3 – Yes. **Awnings:** Restrictions need to be enforced. Determination made that the current guidelines state that awnings criteria as “colors which are compatible with the exterior color of the house so as to present a uniform and monochromatic appearance.” This discussion will be tabled until the next meeting.

Parking Policy: A draft parking policy was reviewed by the Board. An in-depth discussion held concerning policy items #5 & #6. Lori will revise the language and e-mail it to the Board members for an e-mail vote.

New Business: 1) Budget: 2018 Budget draft reviewed and discussion held. Based on the draft there will be a need to increase the 2018 fees approximately 4.5%. This amounts to \$13.04 per quarter per unit. Another option would be to reduce the budget by \$2,504. The Board recommend decreasing Snow Plowing from \$7,000 to \$6,000 and General Maintenance from \$3,500 to \$3,100. This would decrease the total budget by \$1,400, from \$58,244.00 to \$56,844.00. The total increase needed would be \$7.25 per quarter per unit, or \$29 annually per unit. Motion to reduce the 2018 draft Budget income by \$1,400 made, seconded and granted, 3 – Yes. **2) Midtown Agreement:** Lori brought to the Board’s attention that Midtown was trying to determine what Huntington was supposed to pay for the use and repair of the street. Previously Huntington paid \$7,260.56 to Midtown. Board’s position is that there is no agreement for Huntington to pay Midtown anything at this time.

Meeting adjourned at 8:50 pm.