

**Huntington Station Homeowners Association
Board of Directors Meeting Minutes
Cameron Elementary School, Library
3434 Campbell Drive, Alexandria VA
February 26, 2019**

Attendees: Lori Randall, Arlene Dee Carlson, Todd Schmid and Andrew Olsen

Absent: Brian Moon and Woody Davis

Call to Order: 7:07 pm

Master Calendar and Summit Team Information: Reviewed calendar. Noted the Blade Runners contract expires at the end of the year. They seem to be doing well.

Previous Meeting Minutes: Minutes from October 22, 2018 meeting passed with no objections.

Votes Held Between Meetings: None

Financial Review: (1) December year end financials were reviewed. Currently \$35,000 in operating checking account and \$117,000 in reserves. (2) Association's financial position is very good. (3) Unused funds in the snow line and maintenance lines were the biggest contributors to the 2018 net income.

Homeowner Communications: (1) The accumulating water in the courtyard at the end near Units 2301 & 2362 may be an issue. (2) Lights out at Units 2302 & 2308.

Community Manager Action List: (1) Disclosure Package Inspections: Units 2334. (2) Invoices for common ground maintenance increased by 2% beginning in 2019. Management misunderstood contract and didn't budget for increase. Blade Runners believes they can perform at the 2018 price. (3) Communications with owners on Fenwick Drive regarding downed tree.

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 Davis; 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.

Maintenance – Trees: Two (2) dead trees were removed. A quote from Blade Runners for the replacement of weeping cherry at 2338 & 2348 and small shrub next to 2308 will be \$1600 with a watering contract to warranty the plants. Motion to replace was made and seconded. Vote: 3-Yes; 0-No.

Maintenance – Lighting: Lights out in trees and at poles on east side of property. Wire broken and burned up in the tree lighting which was disconnect, and power was restored to remaining lights. Light connections were fixed. One fixture was removed that was in tree that came down. They were able to get all lights working except one. Those lamps are no longer sold so to improve the lighting, the association may want to consider convert to LED or something similar. Lamp bulbs were changed at 2302 and 2308.

Maintenance – Common Grounds: Drainage pipe is clogged near the north east side of the neighborhood where water flows past the retaining wall. Water has been accumulating in the courtyard between the row of houses along 2364 & 2301 and it has gotten progressively worse over the past several months. Unable to find a drain intake in that area. The other side of the sidewalk has severe erosion issues and should be addressed at the same time. Lorrie to try to obtain a quote for repairs.

Maintenance - 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 received quotes for Mulch \$2,200.00 and Weeding \$1,250.00 for total of \$3,450.00. E-mail vote will be held.

Architectural Standards: Annual inspections will occur in May or June.

Midtown: Correspondence from the onsite manager at Midtown regarding the maintenance agreement. The company will no longer be managing the property. She stated Legum & Norman has the maintenance agreement and the information to prepare an invoice for shared expenses, i.e. snow removal, landscaping and lighting utilities for 2017 & 2018. HOA position is that all expenses for repairs would be presented before any work/repairs were done. No word from Legum & Norman.

Lennar – Sewer Easement: Mr. Luis Gonzalez, Lennar, is asking for Huntington Station to provide the County with an easement to tie into the existing sewer line that runs under Huntington Station Court. The construction would occur in the grassy area where there is a manhole cover on the outside of the street. The existing plan of running sewer under the entrance and green space will have an impact on the community because the street will be torn up to install new pipes. To tie into Huntington Station lines, minimal impact is expected. Closest address would be 2315. Maps and a sample agreement provided. Project scheduled to begin in September with ground breaking in October. Board will consider proposal with some consideration. Options of lighting or overflow parking discussed.

Downed Tree: Homeowners on Fenwick Drive are claiming a Huntington Station tree came down in their back yard. No evidence to support their claim found. Considering having a survey done to have an understanding of the property boundaries.

There are other trees that appear to need to be removed. Lorrie will check on quotes for the removal of trees of concern.

Executive Session – Aged Balances Report (dated 2/21/19) indicates a delinquent notice of \$719.60.

Meeting adjourned at 8:17 pm.