

**Huntington Station Homeowners Association  
Board of Directors Meeting Minutes  
Martha Washington Library  
6614 Fort Hunt Road, Alexandria VA  
July 24, 2019**

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

**Absent:** Andrew Olsen and Woody Davis

**Call to Order:** 6:38 pm

**Master Calendar and Team Information:** Reviewed calendar.

**Previous Meeting Minutes:** Minutes from February 26, 2019 meeting passed with no objections.

**Votes Held Between Meetings:** (1) Board voted to increase grounds contract by \$3,450 to include weeding & mulching in unit's front garden. 4-Yes; 1-No. (2) Board voted to send delinquent account to the attorney. 5-Yes. (3) Vote to rollover reserve funds in a CD with Alliance at the rate of 2.3% for 13 months. 5-Yes

**Financial Review:** (1) June financials were reviewed. Currently \$29,000 in operating checking account and \$125,000 in reserves. The Association's financial position is good. The income statement currently shows a loss mainly due to snow expenses this past winter, tree work and the grounds contract addition. Huntington Station has a healthy member's equity balance. (2) Annual Audit is complete and a draft was provided. No concerns and the Board accepted and signed Representation Letter. Audit recommended evaluating the member equity for transfer to reserves. Board elected to wait on outcome of discussions of Midtown invoice.

**Homeowner Communications:** (1) Request from Homeowner on Fenwick to trim bamboo that hangs over fence. Homeowner may trim anything that crosses their property line. (2) Broken light at 2308. (3) Brown spots in courtyard in front of 2351 (possibly from dogs). (4) Resident noticed people parking in HS and walking to Midtown. Board discussed enforcing towing between 8:00 am – 5:00 pm, Monday through Friday. Lori will seek a towing company and provide "notice" to all occupants. (5) Tree near 2362 fell down and was removed.

**Community Manager Action List:** (1) Disclosure Package Inspections: Units 2342, 2344, 2309. (2) Completed audit questionnaire and submitted minutes to auditor. (3) Updates provided to website manager. (4) SCC annual report completed. (5) Dead and downed trees removed.

**Maintenance:** Courtyard area between 2364 & 2301 the drainage pipe is no longer clogged. Severe erosion issues on the other side of the sidewalk has to be addressed. Quote was provided to build-up and add sod for \$1,201. Motion to approve quote was made and seconded. 3-Yes

**Architectural Standards:** Annual Inspections completed. Letters sent to homes with violations.

**Midtown:** Correspondence from the onsite manager at Midtown regarding the maintenance agreement and request for payment in the amount of \$2,333.92 for landscaping, electric bills and snow removal for year-to-date 2019. Board decided to turn this matter over to Legal.

**Lennar – Sewer Easement:** Lennar is requesting Huntington Station provide the County with an easement to tie into the existing sewer line that runs under Huntington Station Court. Construction would occur in the grassy area near a manhole cover on the outside of the street. This area would cause minimal impact to the area. Todd is trying to negotiate with Luis Gonzalez (Lennar) for lights near the mailbox as possible consideration to Huntington Station for approving the easement.

**Lighting:** (1) Lamp removed from fallen tree (side of 2362) but left connected so other lighting will work. Quote pending for installation of light pole. (2) Electrician recommends damaged lamp head in front of 2302 be changed out to an LED head to reduce lamp replacement. Motion made to replace with LED for an amount not-to-exceed \$900 and seconded. 3-Yes.

**Sprinkler System:** Question came up on whether the sprinkler system was working. Lori will ask Blade Runners to ensure the system is working.

**Trees:** Concerns addressed about the trees near 2362. Lori will request a quote for an assessment of the tree area from Huntington Avenue to the sidewalk in front of 2362. The bamboo area will not be part of the assessment.

**Executive Session – Aged Balances Report reviewed.**

Meeting adjourned at 7:07 pm.