

**MINUTES**  
**HUNTINGTON STATION HOA**  
**Board of Directors Meeting – October 10, 2023**

7:18pm Call to Order & Approval of Agenda

7:18pm – Call to Order (Bob Allen)

7:22pm Approval of Previous Meeting Minutes – pg. N/A

- Prior Minutes to be shared via email for approval by the board
  - October 25, 2022
  - July 11, 2023 (Annual Meeting – Review ONLY)
  - August 16, 2023

7:25 Resident’s Open Forum

- No residents in attendance

7:25 Committee Reports – pg. N/A

- No committee reports to review

7:25 Unfinished Business

- Blade Runners Tree Walkthrough Proposal - pg. 2-10
  - Recommend to proceed with all proposed services EXCEPT 1-T7 (Proposal 1),
    - Proposed total: \$6,590.94
- Blade Runners Bamboo Proposal - pg. 11-13
  - Recommend to proceed with proposed services 2b, and 3
    - Proposed total: \$3,294
- VOTE TO APPROVE – 7:50pm
  
- PSE Lighting Proposal – Ravine Area – pg. 14-16
  - Recommend NOT to proceed with the ravine lighting at this time in favor of prioritizing landscaping expenses.
  - Recommend to explore Fairfax County programs to fund LED-based lighting projects;  
<https://www.fairfaxcounty.gov/soil-water-conservation/cap-community>
- VOTE TO APPROVE – 7:53pm

7:53pm Presidents Report

- N/A

7:54pm Treasurer’s Report – Financials – pg. 17-30

- Discussion of Audit Report review process; recommend Treasurer to manage follow up on Audit Report.
- Board Member review & feedback due to Treasurer by November 10<sup>th</sup>, 2023.

7:59pm Management Report – Enclosed – pg. 31-35

- Annual Calendar – pg. 36
- Correspondence – pg. 37-41

8:00pm New Business

- 2024 Draft Budget (October Meeting) - pg. 42-45
  - Budget to be approved at least 30 days prior to the Assessment Period; recommend to approve by November 10<sup>th</sup>, 2023
- Landscaping & Snow Service Contract Renewal - pg. 46-56
  - Recommend to proceed with proposed service for 2 year term
  - VOTE TO APPROVE – 8:35pm
- Blade Runners Tree Proposal (5710 Fenwick) - pg. 57 – 70
  - Recommend to proceed with proposed service 1 EXCEPT 1a.
  - VOTE TO APPROVE – 8:25pm

8:37pm Executive Session – (Board Review Only) - pg. 71

- Sensitive Correspondence – pg. N/A
- Bank Statements, Assessments Prepay & Aging Reports - pg.72 - 80
- Collection Report & Legal Correspondence – pg. N/A

8:39pm Adjournment – Next scheduled meeting date: January 9, 2024 – Location: TBD