

MINUTES
HUNTINGTON STATION HOA
Board of Directors Meeting – April 9, 2024

7:00pm Call to Order & Approval of Agenda

7:03pm – Call to Order (Woody Davis)

In attendance:

- Woody Davis, President
- Bob Allen, Vice President
- Brett Weber, Treasurer
- Andrea Walsh, Secretary
- Liuyi Pei, Member at Large
 - Rhonda Murray, Summit Management Association Manager

7:02pm Approval of Previous Meeting Minutes – pg. 2-3

- MOTION TO Approve as written – Bob
- No objections, accepted by acclamation

7:05 Resident’s Open Forum

- No residents in attendance

7:10 Committee Reports

- N/A

7:10 Unfinished Business

- Fairfax Couty LED Lighting Program - All lighting has now been replaced; not further eligible for Fairfax County LED Lighting Program
 - Additional lights out to may be malfunctioning and 3 remaining/currently out will be reviewed by PSC
 - Confirmation of location of light pole numbering provided by Summit

7:25pm Presidents Report

- None provided

7:30pm Treasurer’s Report – Financials – pg. 4-27 (January & February)

- Clarification of Deferred Revenue – Summit to clarify Other Liability/Deferred Revenue with accountant
- No further questions

7:35pm Management Report – pg. 28-33

- Annual Calendar – pg. 34
- Correspondence – pg. 35-42
- Attachments – pg. 43-51
 - Illegal Dumping

- Clarification that County is not responsible for collection of illegally dumped materials; Fairfax County Maintenance has not responded to Work Order requests regarding illegally dumped materials.
- Bob Allen confirms an additional 3 bags were dumped on the Midtown end of the property following the HOA-paid pickup of the previous 32 bags. No additional since January. Working assumption is that the dumping is coming from Metro construction.
- Bob Allen researched camera options that may allow for monitoring of illegal dumping. Subscription-based options are approximately \$100/year. Light-socket mounted options are \$30 and may be viable from 2nd floor of two end units facing Huntington Avenue and would require permission of homeowners. Cameras allow for WiFi login and can be retrieved and shared.
- Discussion of camera capability and storage capacity to determine feasibility of usable footage. Board Member Liuyi Pei will investigate the ability to capture footage from the appropriate area(s) that would reflect the common dumping area.
- Re: Arborist Assessment & Bamboo
 - Summit advises that tree is required for Arborist Assessment of trees on grounds; Summit to confirm the number of trees covered in the assessment rate(s) and what determines the scope of the assessment.
 - Summit to confirm the final rate for most recent tree removal.
 - Cherry Tree at 2347 requires attention and is on common property; Summit to advise Blade Runners to manage.
 - Evergreen next to 2347 also requires attention and is the responsibility of the homeowner.
 - Bamboo – homeowners can manage bamboo sprouts during spring growth period in April; not worth investment in Blade Runners treatment.
- Maintenance Projects
 - Prioritization of 2024 Maintenance Projects
 - Engineer re-evaluation of North side fence & recommendations for required work will influence how to proceed on other projects
 - Trees, Fence Painting, Cracks & Curbs TBD following assessment

7:40pm New Business

- Annual Meeting (July); new location pending
- Architectural Inspection (May)
- Inquiry regarding signage for resident-only parking; signage is provided by towing company and currently no towing contract in place at Huntington Station Court.
 - Towing contract options are on-patrol or on-call only.
 - Board prefers signage as a deterrent; Preference to attach to existing signposts. Summit to investigate RESIDENT ONLY PARKING signage.

8:05pm Executive Session – (Board Review Only) - pg. 52

- Sensitive Correspondence – pg. 53-54
- Bank Statements, Assessments Prepay & Aging Reports - pg. 55-75

- Collection Report & Legal Correspondence – pg. 76-78

8:05pm Adjournment

- Next scheduled meeting date: July 9, 2024 – (Annual Meeting)