

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

7:00pm Call to Order & Approval of Agenda

7:09pm – 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

- Approved as written

7:05 Resident's Open Forum

- Light is out in front of 2341 (Brett Weber)

7:10 Committee Reports

- 2346 Huntington Station Ct. – Roof - pg. 4-6
- 2348 Huntington Station Ct. – Roof - pg. 7-13
 - Applications approved

7:10 Unfinished Business

- Fairfax County LED Lighting Program – Brett Weber
 - Fairfax County Matching Funds Grant Program – Non-competitive grant; reimbursement of 50% of cost up to \$5000 to convert common-area lighting from incandescent to LED.
 - Annual limit of \$15k for Energy Efficient Lighting including replacement of LED lighting.
 - Vulnerability Index based on Census Tracts; Huntington Station Court is classified as 'Low Vulnerability'.
 - Summit to provide invoices for prior work completed to be submitted for consideration & approval.

7:25pm Presidents Report

- Snow Treatment & Communication – Summit to provide detail on possible cost savings if pre-treatment is declined. Andrea Walsh currently receives email notices via Blade Runners.

7:30pm Treasurer's Report – Financials – pg. 14-26

7:35pm Management Report – pg. 27-30

- Annual Calendar – pg. (Pending Update)
- Fairfax County HOA index has been updated online by Summit Management

- Correspondence – pg. N/A
- Illegal Dumping – Residents are amenable to installing cameras facing Huntington Ave
 - Summit Management to report ongoing issues to County Inspector in the name of Bob Allen, Board VP
 - Summit Management to request Fairfax County collection of existing items
 - Bob Allen to research options for outdoor wireless camera options to provide full view of Huntington Avenue. Board to approve expenditure via email if applicable.

7:40pm New Business

- 2024 Projects for consideration
 - Summit to request proposals for upcoming projects; multiple proposals for comparison
 - Re-painting iron fences on Huntington Ave, east side & north side of property
 - Options for weatherproof, durable replacement option
 - Re-painting curbs and any applicable paving recommendations
 - Engineer to inspect retaining walls & sidewalks on North side
 - Summit to provide additional recommendations based on schedule identified in Reserve Study
 - Summit to confirm level of bamboo abatement contracted and considerations for future mitigation

8:05pm Executive Session – (Board Review Only) - pg. 31

- Sensitive Correspondence – pg. N/A
- Bank Statements, Assessments Prepay & Aging Reports - pg. 32-40
- Collection Report & Legal Correspondence – pg. 41-42

8:15pm Adjournment

- Next scheduled meeting date: April 9, 2024 – Location: TBD