

MINUTES
HUNTINGTON STATION HOA
Board of Directors Meeting – July 17, 2024

7:00pm Call to Order & Approval of Agenda

7:10pm – 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

7:10pm Approval of Previous Meeting Minutes – pg. 2-3

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

7:10 Resident's Open Forum

- No residents in attendance

7:10 Committee Reports

- N/A
- Discussion of Committees' functions in prior terms; eg. Architectural
 - Annual Inspections complete, letters pending
- No current committees

7:20 Unfinished Business

- No repeat trash deposits identified or captured by camera
- Trash pending pickup at 2335; Summit to send notice of Fairfax County Bulk Pickup options
- No further unfinished business

7:30 Presidents Report

- No update

7:30pm Treasurer's Report – Financials – pg. 6-17

- Review of General Ledger
- Awaiting Auditor update on 2024-25 engagement
- 2025 Draft Budget review planned for October Budget Meeting
- Maintenance
 - Request to have Blade Runners trim bamboo remediation area to avoid regrowth
 - Proposal for fence repainting and repair; alternative materials options
 - Proposal for asphalt repair, curbs & sidewalks where grinding occurred

7:47pm Management Report – pg. 18-22

- Annual Calendar – pg. 22
 - Continuing 3rd Tuesday of the first month of the quarter
- Correspondence – pg. 24-57
 -

7:40pm New Business

- Blade Runners Tree Maintenance Proposal - \$4,517.59
 - Motion to approve: Andrea, Seconded: Bob
 - Motion carried
- Towing Service
 - On call options; Summit to engage on-call service
 - Signage to be provided at start of private road
 - Board option to select additional signage
 - Summit to provide written notice (letter) of new practice
- Sidewalk concrete grinding
 - Summit to monitor runoff and degradation of concrete slabs

8:05pm Executive Session – (Board Review Only) - pg. 66

- Sensitive Correspondence – pg. 67-69
- Bank Statements, Assessments Prepay & Aging Reports - pg. 70-78
- Collection Report & Legal Correspondence – pg. N/A
- Summit to provide summary report of Annual Inspection results
- Motion by acclamation to retain board member status for President & Vice President of the board

8:20pm Adjournment

- Next scheduled meeting date: October 8, 2024 – (Budget Meeting)