

Meeting Minutes
Approved

VIRTUAL MEETING in compliance with State requirements.

The following minutes of the Board and Association meetings on October 23, 2022. The Board and Association meetings were held during the coronavirus pandemic (COVID-19) at a Board member's house. The in-person meeting was limited in numbers due to Fairfax County Covid-19 restrictions. The meetings were held both in person for a restricted number of Board members and virtually in accord with the temporary legislation passed by the Virginia General Assembly on April 22, 2020, permitting 100% virtual meetings through June 30, 2022, due to the state of emergency caused by the health crisis. A quorum of Board members was present in person at the meetings. Members of the community also participated virtually by ZOOM technology.

FY2021 EXPENSES Slightly Above Budget; GROUNDS over 64% of Budget

A brief business meeting of the Board was held prior to the Fall Annual meeting of the community. The Board approved the minutes of the April 11, 2021, Board and Association meetings. The President presented, on behalf of the Treasurer, the summary financial statement of the operating expenses of the Association between July 1, 2020, and June 30, 2021. She noted the financials presented a strong cash position for the Association. She also noted that over \$20,000 in expenses were reallocated from other maintenance budget items to the grounds non-contract budget to cover actual expenses. The overall operating expenses did exceed the budgeted expenses by approximately \$3,000. The prime drivers for the \$3000 in over budget expenses were \$2000 in legal expenditures for dues collections and \$1000 in trash expenses. Only one homeowner has not paid his dues for FY2021, and this collection has been turned over to the attorneys. The President noted that only a nominal amount of \$2000 could be designated for the reserve account because of the over budget expenses and the late dues payment of several homeowners. The financial summary was approved by the Board.

INCREASE in FY2022 Budget Estimate for actual TREE removal and trimming

The President also proposed the current operating budget (7/2/2021-6/30/2022) approved in the Spring 2021 be revised to reflect an increase in Trash expenses (monthly contract increased to \$1755); an increase in the Grounds Non-Contract expenses (\$19,175 in tree trimming and removal); a decrease in interest payments; and an increase in PO BOX expenses (\$436). These increases will lower the funds available to put in reserves (Reserve Transfer reduced to \$10,000). The revisions were approved by the Board and the Treasurer will issue a new budget reflecting several adjustments in budget items to permit these revisions. The President emphasized that the changes were necessary to pay for emergent grounds matters but that in future years the Association will need to reduce grounds expenditures to ensure reserve funds are appropriately put aside to pay for future repairs to roads and sidewalks. The Association timed the recent paving of the streets to take advantage of low oil prices but the inflation in commodity and labor prices now being experienced by the economy will impact the Association's future expenses. A CPI exceeding 5% is anticipated for October 2021.

FALL CELEBRATION.....October 31st

The Board approved a NTE \$250 (designated for paper products and gift cards) contribution to the community “potluck” dinner and Fall celebration that several members of the community are organizing for October 31, 2021. The Board’s contribution does not include support to an inflatable bounce apparatus. This is the individual responsibility of the families organizing the celebration.

TRIBUTE TO GARY EASTON

The Vice President began his remarks with a tribute to Gary Easton, a homeowner on Golden Iris Court, who died this month. Gary spent decades on the Board and served as Grounds Chair among other duties. His service and dedication to the community was remembered with gratitude as was his service to his country in the United States Air Force. He will be missed. Our sincerest sympathies to his wife, Myra Easton, who also served on the Board for many years.

RESERVE STUDY set for 2022 and NEW POSTS for Mailboxes

The Vice President stated that he is getting proposals for renewing our grounds and snow removals contracts. He said he would also pursue a contract proposal for the required 5-year reserve study (due in 2022). He was seeking a contract proposal for new posts for our post boxes on both Gavelwood Court and Golden Iris Court to restabilize the structures. Hopefully, this will be successful. The USPS does not pay for replacements of these boxes but does regulate the construction, size and materials authorized for such boxes. Replacement of the boxes would involve new keys for all the owners so the Board hopes the new posts will be all that is required. The Board approved the actions to be taken by the Vice President regarding these contract proposals.

POSTPONED Projects to 2023

The Board also approved, after discussion, to postpone resealing the asphalt streets and striping the parking places and refreshing the paint on the curbs to designate the fire lanes. The streets are not in need of the 3 year reseat and the painting or striping should be held off until after the winter weather. These projects will be on the agenda for 2023 along with review of an erosion control project to build retaining walls along the Gavelwood Court property that borders Golden Ball Tavern Road.

TREES

The Board discussed the tree trimming and tree removal projects that will exceed \$20,000 in costs this fiscal year (FY2022). The Board agrees that priority must be given to dead trees that present a serious hazard to the community. Many homeowners would like healthy trees cut down that are near their houses. The Board sympathizes with their concerns but notes these homeowners were aware of the proximity of such trees to their homes when they purchased their property. Cutting down healthy trees would aggravate erosion issues. The Board wishes the community to stay engaged in advising the Board of hazards presented by trees but the Board shall evaluate each concern and assess its priority within the limitations of the budget.

ANNUAL INSPECTION notes increases in Compliances INTEREST in Solar Panels and Electric Vehicles' future needs

The ACC Chair reported on the annual inspections and advised the Board there had been an increase in compliances. One outstanding issue was a request to be permitted to install solar panels on a roof. There is no prohibition on the right of a lot owner to install or use solar energy collection devices on the owner's property but ALL exterior alterations to property, permanent or temporary, must be submitted in writing to Architectural Control Committee (ACC) and be approved by the ACC. The Board did briefly comment that with the evolution of electric vehicles, charging stations or devices would become an issue for the community in the next decade. The Board will monitor this issue to see how it is addressed by industry and legislation.

WEBSITE UNDER STUDY

The website contract manager advised the Board on the status of the website and prospective updates requested of the contractor. The Board agreed to renew the contract for another year if the proposed costs were reasonable and stated in USD.

SPEED BUMPS to be INSTALLED by Fairfax County on Golden Ball Tavern Road

The Board's brief business meeting was adjourned to engage the full community on ZOOM. The ZOOM meeting for the community included a recap of the Board's above business meeting actions plus reports by all the Board Officers. The Vice President did advise that Fairfax County was moving forward with installing speed table bumps on Golden Ball Tavern Road and the signage was already installed. The County has provided no information on their paving schedule for installing the table bumps but expectations are that it will take place in October or November 2021. The Vice President reminded the community to keep an eye on our elderly population and to be aware of the children who will be out and about on Halloween.

ELECTION RESULTS

Two positions on the Board were up for election. The positions were those of Janet L. Gnerlich (current President), and of Adam Smolinsky (current Grounds Chair). The two incumbents were renominated (unopposed) to serve on the Board for two-year terms and elected by acclamation of the community participating in the ZOOM call. The Board voted immediately following the elections to continue the incumbent Board Members in their offices, Janet Gnerlich as President, Andy Steel as Vice President and Jennifer Little as Secretary, Lee Michels as the Treasurer and Adam Solinsky as the Grounds Chair. The Board voted to modify the duties of the officers to permit the newer officers time to learn their duties. The President would continue to prepare the Disclosure Documents and assist the Treasurer with tax matters and sales/refinance matters.

Several community members recommended the Annual Board meetings be held in the neighborhood to increase participation. No further questions or concerns were forthcoming from the community and the ZOOM meeting was adjourned.