

**HUNTINGTON FOREST HOMEOWNERS ASSOCIATION
BOARD MEETING
Tuesday, February 14, 2012
6215 Gentle Lane**

Start: 7:19 pm

Attendees: Agnes D'Alessandro, Jack Eyler, Debbie Halla, Doreen McKnight, Arienne Reilly, John Schaefer, Jess Schrum, Kathy Spitzer, Michael Tanner

REPORTS:

Treasurer Report (Kathy Spitzer):

- Reviewed Balance Sheet and Profit and Loss statement as of Dec 31, 2011
- Reviewed Balance Sheet and Profit and Loss statement through Feb 13, 2012

Motion to approve Treasurer's report... passed unanimously

Motion to approve October 20, November 17 & 22 meeting minutes with corrections as noted... passed unanimously

Motion to raise Association maximum annual assessment and homeowner 2012 annual dues from \$90 to \$93 in conformance with rise in Consumer Price Index for Washington DC standard metropolitan area for year ending July 1, 2011... passed unanimously

ACC Report (Arienne Reilly):

Motion to approve up to \$2,500 to ReesBroome to revise and update the ACC guidelines in accordance with Virginia law and current standards ... passed unanimously

Presented the first draft of a style guide for garage doors from Beasley Architectural Group. Approved styles will be presented to homeowners for comment at a pre-announced open house scheduled February 23, 2012 at Browne Academy.

- Door 1 is the current original style
- Door 2 was approved unanimously
- Door 3 was approved unanimously
- Door 4 was rejected unanimously
- Door 5 was approved with an 8-1 vote

See attachment of approved garage door styles (Note: Approved Door 5 above has been renumbered as Door 4 on attachment for numbering consistency. Attachment depicts all approved garage door styles on The Huntington home model, but all such doors are approved for all HFHOA original home models).

The Board unanimously concurred in debate not to further consider other requested windowed-garage door additions at this time for the following reasons:

- The Board feels that moving from the community's one-and-only approved garage door style for the first 30 of its 31-year existence to today's four approved garage door styles was a sufficiently large and aggressive step for the time being.
- Other requested windowed garage door styles were not among the four styles (three of which were approved by the Board) recommended by the licensed independent architect

hired by the HOA. That architect was hired to avoid architecturally non-credentialed board members making such decisions based solely on subjective and personal senses of aesthetics.

- As other requested windowed garage door styles were not part of the architect's proposal, such doors have not been visualized by any photographs or drawings in combination with any of the home styles in our community. The Board does not feel the expense of obtaining such photographs or sketches would be commensurate with any appeal such combinations might generate.
 - The other requested windowed garage door styles would not meaningfully add, beyond that provided by the three windowed-garage door styles already approved, to our community's architectural control objective of "modernizing our homes while preserving consistency in appearance and a harmonious community design."
- Discussed Pre-Sale inspection of Exterior and Garage. Discussion was tabled until next meeting. (open)

Motion to approve ACC report ... passed unanimously

Land Use Report (John Schaefer):

- Land Use Meeting of February 13 covered no issues effecting our community
- Presented proposed document on Penn Daw development. Discussed possible edits to document. Debbie Halla and John Schaefer will work together to complete the document prior to open house of Feb 23 at Browne Academy. Open house will inform homeowners of issues related to Penn Daw development prior to the Mar 5 Land Use meeting and Penn Daw vote. (open)
- Jess Schrum will send an email to homeowners to give them a brief description of the following issues related to Penn Daw development that most impact our community.
 - Impact on emergency vehicle response times to our neighborhood with increased traffic on School Street, Shaffer Dr, and at the Kings-Richmond highways interchange.
 - Increase in cut through traffic on School St and Shaffer Dr.
 - Absence of sidewalks on School St
 - Overcrowding in Mount Eagle Elementary School leading to redistricting and resulting overcrowding at Clermont Elementary

Motion to approve Land Use report... passed unanimously

Common Area Liaison (Michael Tanner)

- No current issues regarding common area (closed)

Motion to disestablish the Common Area Committee but retain a board member assignment as the Common Area Liaison as the Association liabilities for which that committee originally was established have been adequately addressed for the time being ... passed unanimously

NEW BUSINESS

Jack Eyler asked for an update regarding the Verizon fiber cable installation. Debbie Halla will call her contact to find out the status.

Adjourned at 9:21 pm.

Motion via email dated 3/20/2012 informing entire Association membership of Board's consideration to purchase an online subscription to QuickBooks Online was passed unanimously by a 9-0 email vote of the entire Board membership outside of a meeting.

Prepared by Doreen McKnight

Huntington Forest HOA Approved Garage Door Styles

The Huntington
Garage Door 1



The Huntington
Garage Door 2



The Huntington
Garage Door 3



The Huntington
Garage Door 4

