

HUNTINGTON FOREST HOMEOWNERS ASSOCIATION
BOARD MEETING
Wednesday, September 11, 2013
3300 Fallen Tree Court

Attendees:

Board Members: Jesse Schrum, Kathy Spitzer, Michael Tanner, Agnes D'Alessandro, Arienne Reilly, Donna Clay, Kerry McCabe, Doreen McKnight

Non-Board Members: Debbie Halla, Kim Wilson, Steve Danz

Special Priority Actions:

- Vote to approve Architectural Control Guidelines & Procedures revision regarding ARC approval authority for garage door changes on homes having previously completed approved external renovations; and special controls over windowed garage doors.
Motion to make the following revision to proposed language: Delete language in item f(2) and replace it with: No window coverings are permitted.
Approved unanimously, with revision to f(2).
- Vote to approve 2014 Annual Assessment (AA). Last year, maximum annual assessment (MAA) was \$100.73 and 2013 dues were set at \$97.00. 2014 MAA is \$105.76. Motion to set 2014 AA at \$101.50. Approved unanimously.

President's Report (Jesse Schrum)

- Finalized preparations for September 14 block party.
- Annual membership meeting to be held at Cameron United Methodist Church, tentative date of November 14 with November 21 as backup. Recommend against having a speaker.
Notice of meeting and proxy must be postmarked by October 19.
- Association Declaration Revisions to correct "fatal flaws" must be completed, reviewed by and voted on by the Board, and forwarded to ReesBroome.
- A draft will be sent to ReesBroome for Common Area controls, accesses and preservation.
- Discussion of professional property management pros and cons. Suggestion to invite representative from neighboring community to discuss its experience with limited professional property management.
- Need to replace 2 retiring board members: Jesse Schrum and Doreen McKnight. Doreen has agreed to help the new treasurer transition to the job. Michael Tanner agreed to run again.
Need to encourage more homeowners to become involved.

Treasurer's Report (Doreen McKnight)

- Total income from January 1 through September 10, 2013, was \$11,750.64. Total expenses were \$11,989.65. Total assets: \$23,547.74.
- Discussed whether to give donation to Montessori for use of building. Montessori does not expect a donation – they do it as community building. Perhaps in December, we could send them something.

ARC (Arienne Reilly)

- Need to create a Presale Compliance Inspection form.
- Now that the Board voted on new language for garage doors, the Cerino's can submit a new request to the ARC for approval.
- Our Declaration doesn't allow fines; however, Virginia code does. Need to revise our Declaration.

Land Use Report (Kathy Spitzer)

- No new information; all meetings have been cancelled.
- Moving forward with sidewalks on School Street.

Common Area Report (Michael Tanner)

- Squatters might be back; need to post no trespassing signs.
- Consider getting an agreement with S. Kings Hwy that they don't want trespassers/squatters on their property. Agreement would facilitate enforcement since we don't know location of the survey line.
- One tree is damaged; it needs to be addressed.

Other Issues

- No start date for sidewalk repairs.
- Nothing new concerning utility strips.
- Next meeting scheduled for October 9, location TBD.

Meeting adjourned 11:00 pm