

HUNTINGTON FOREST HOMEOWNERS ASSOCIATION
BOARD MEETING
October 12, 2010
Laura Miller's Home

Attendees: Debbie Halla, John Schaefer, Arianne Reilly, Laura Miller and Brendan O'Dowd (a quorum was present)

Absent: Kathy Spitzer, Bill Jewell, Alyssa Crowder, Jack Eyler

Others Attending: Linda Crawford

Start: 8:17 pm

REPORTS:

Secretary's Report (Debbie Halla for Alyssa Crowder who was absent) –

Deb Halla made a motion to accept the September 14 as written. Motion passed unanimously.

President's Report (Debbie Halla) –

Discussed Florence Lane sidewalk and Verizon FiOS installation. Motion to approve report passed unanimously.

Treasurer's Report – Linda Crawford for Jack Eyler

No income for this month. Block party expenses. Net income \$5,700 for the year. Assets \$19K, liabilities = 2 outstanding homeowners, Mt. Comfort cemetery to reimburse engineering costs.

Next billing cycle – Jan. \$90 = year (number 3 of the 3 year cycle).

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

ACC Report – Arianne Reilly

Cavallo (3301 Gentle Ct.) project moving ahead – siding, roofing, stone color was approved.

No other requests since last meeting. ACC revising the ACC Guidelines to bring them up to date.

Motion to approve ACC Report. Motion passed unanimously.

Land Use – John Schaefer

Land use meeting postponed so no report this month.

Annual Meeting – Debbie Halla

Deb to revise 2 documents presented (notice of annual meeting and proxy) and mail by 1st class postage this Fri. Motion passed unanimously.

OTHER BUSINESS

Lighting Issue at 3307 Wooden Valley Ct. – Debbie Halla

ACC previously voted down request from a homeowner to notify the homeowner of 3307 Wooden Valley Ct. that a lighting fixture in their backyard violated the ACC Guidelines.

Current ACC Guidelines state, “(a) No exterior lighting shall be directed outside the homeowner’s property. (b) proposed lighting fixtures must be compatible in style and scale with the applicant’s house. (c) No prior approval is necessary.”

The homeowner lodging the complaint stated that the fixture at 3307 was “omni-directional” – however the guidelines state the fixture cannot be “directed” outside the homeowner’s property. Thus this “omni-directional” light does not meet the above definition of “directed lighting” and therefore is not a violation of that ACC Guideline.

Motion made by Debbie Halla to uphold the ACC ruling that the lighting fixture at issue is not a violation of the ACC Guidelines. Debbie Halla to notify the homeowner who expressed concern.

Revisions to ACC Guidelines

Need to add VA State language on fees for violations. Arienne read through the revisions. Motion to approve report – motion approved unanimously.

Given the late hour for the meeting, the other agenda items were tabled for discussion at a later meeting.

Motion to adjourn meeting passed unanimously.

Adjourned 10:10 p.m.

Minutes prepared by Debbie Halla.