

Springfield Oaks Home Owners Association
Board Meeting
Tuesday, January 26, 2010
Saratoga Elementary
8111 Northumberland Road
Springfield, VA
7 p.m.

Present:

Nick Firth, President
Ron Manning, Vice President
Ken McCreless, Director
Megan Fila, Director
Vivian Drake, Secretary
Jan Fenton, Sequoia Management

Absent:

Pennie Ziepol, Treasurer

Residents:

Carlos Almodovar
Floyd Handy
Michelle Dolieslager
David Adkins
Joe and Mel Jost
Sam Rogers

Call to order:

Nick confirmed there was a quorum and called the meeting to order at 7:05 p.m.

Approval of Minutes:

Motion made by Nick to approve the November 24, 2009, meeting minutes as written. Megan seconded the motion. Ken abstained due to being absent at this meeting. Approved unanimously.

Owners Forum:

Floyd Handy said that LCS did a great job with the snow removal in his area. Nick said he shared with LCS some concerns he had received from residents.

Carlos Almodovar asked for an after action report on the snow removal and said that LCS left a too big of a gap behind cars. He also reported a man passed away on Laurel Oaks, presumably from a heart attack. Ron clarified there was no evidence this was

related to the snow removal or the weather. Carlos asked how often his request for notification of meetings has to be updated. Jan explained she would have to look it up and get back to him.

Joe Jost provided the Board with a letter of concern regarding the Fairfax County budget and their recommendation to close kindergarten and certain music classes. He asked if a notification could go out to residents to encourage their input to the county regarding these budget cuts before the county makes a final decision. Nick said that a letter could be mailed out to the residents and asked Jan to draft a letter and share with the Board before sending.

Action Items:

The Board reviewed 3 action items.

1. Nick stated that the county should be letting us know any day regarding our two applications for the Neighborhood Enhancement Program.
2. Options for tot lot equipment for the tot lot area near Southern Oak is tabled for more time to review. This has been delayed due to the holidays.
3. Architectural inspections will resume in the spring.

Financial Report:

Pennie was absent.

Management Report:

Nick indicated that AAA will increase their rate by 3% from \$17.92 to \$18.45 which is less than the \$1 per townhome increase that other communities we know had reported. The Board recently signed a two year contract.

Two legal bills are included in the Board package for professional services provided.

Nick asked Ken if Diane, Architectural Review Chair, has seen the two architectural requests included in the Board package. Ken indicated that Diane talked to the resident regarding their sidewalk. He will tell Diane to call Jan regarding the shed request.

The Board reviewed the LCS invoice for snow removal. Ron indicated that the state and county also were over their budget for snow removal for the season.

President's Report:

Motion made by Nick to approve the auditor's recommendations to file income taxes using the corporate method and in addition the Association elect to pay all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. Ken seconded the motion. Approved unanimously.

Motion made by Nick for the Board to go into Executive Session to discuss delinquencies and sensitive correspondence. Ron seconded the motion. Approved unanimously.

Motion made by Nick for the Board to go back into Regular Session. Megan seconded the motion. Approved unanimously.

Motion made by Nick to have Dan Streich prepare a draft resolution for next month's meeting as discussed in Executive Session. Ron seconded the motion. Approve unanimously.

Motion made by Nick to adjourn the meeting. Ron seconded the motion. Approved unanimously.

The meeting was adjourned at 8 p.m.

Approved by the Board on 2/23/10.