

Springfield Oaks Home Owners Association
Board Meeting
Tuesday, February 22, 2011
Saratoga Elementary
8111 Northumberland Road
Springfield, VA
7 p.m.

Present:

Nick Firth, President
Ron Manning, Vice President
Megan Fila, Director
Carol Dovel, Director
Pennie Ziepol, Treasurer
Jan Fenton, Sequoia Management

Residents:

Ken McCreless
Carlos Almodovar
Michelle Dolieslager

Call to order:

Nick confirmed there was a quorum and called the meeting to order at 7:03 p.m.

Motion made by Nick to approve the November 23, 2010 meeting minutes. Megan seconded the motion. The November minutes were unanimously approved.

Motion made by Nick to approve the January 25, 2011 meeting minutes as amended. Ron seconded the motion. The amended January minutes were unanimously approved.

Owners Forum:

Nick announced to the members present, that Floyd Handy had passed away over the weekend. Floyd had been a wonderful asset to the community and a good friend to many. He will be sadly missed. Carol asked management to send a condolence card to the family on behalf of the Board of Directors.

Carlos Almodovar asked about the curb damage allegedly caused by LCS in early 2010. Management had sent him an email last month requesting more specific information that was never answered. Carlos claims he sent the photos to the Board and neither the Board nor management had received them. Community clean-up was discussed and neither Nick nor management had heard from the landscaping committee chair regarding this matter. Carlos asked about the past help of the boy scouts. Nick stated they used to do the clean up, but we have not heard from them in years.

Action Items:

The Board reviewed 3 action items.

1. The entrance sign at Southern Oak – Nick will work on this next month.
2. Painting speed bumps will be tabled until March/April.
3. Sequoia will resume architectural inspections in the spring.

Management Report:

Included for the Board's review were:

February legal bill for \$652.66;

2009 final audit page showing \$22,488 being spent from reserves for tot lot repair;

A spread sheet showing reserve funding and expenditures from November 09 until January 2011 with accompanying balance sheets. There were two reserve withdrawals, February 2010 - \$30,000 to cover excessive snow removal and June 2010 - \$17,315 to finish the tot lot. These funds were withdrawn from the treasury bonds with the lowest interest.

Motion made by Nick to approve the transfer from reserves of \$30,000 in February 2010 to pay for the excessive snow removal bills. Ron seconded the motion. The reserve expenditure was unanimously approved.

Motion made by Nick to approve the transfer from reserves of \$17,315 in June 2010 to pay for the repairs to the tot lot. Ron seconded the motion. The reserve expenditure was unanimously approved.

A proposal was presented to the Board from LCS to remove all litter in the natural areas throughout the property. This includes the berms along Rolling and Alban Road for \$1,630.00.

Motion made by Ron to approve the proposal with the work being performed at the end of March. Carol seconded the motion. The proposal was unanimously approved.

Treasurers Report:

The January financial package was included for the Board's review. Pennie stated all was well, within budget.

Motion made by Nick at 7:25 p.m. to adjourn the regular meeting to go into Executive Session to discuss delinquencies and sensitive correspondence. Ron seconded the motion and the regular meeting was adjourned.

Motion made by Nick at 7:35 p.m. to reconvene the regular meeting. Ron seconded the motion and the regular meeting was back in session.

No board action was required from Executive Session discussion.

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

The meeting was adjourned at 7:37 p.m.

Approved by the Board on March 22, 2011.