

Springfield Oaks Home Owners Association
Board Meeting
Tuesday, February 23, 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
Pennie Ziepolt, Treasurer
Jan Fenton, Sequoia Management
Dan Streich, Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.

Residents: (12)

Call to order:

Nick confirmed there was a quorum and called the meeting to order at 7:07 p.m.

Approval of Minutes:

Motion made by Nick to approve the January 26, 2010, meeting minutes as written.
Ken seconded the motion. Approved unanimously.

Owners Forum:

Amy Haggerty thanked Ken McCreless for responding to her email about a limb down and blocking a sidewalk. She asked who was responsible for shoveling the sidewalks during snow storms because she was concerned about getting her children out of the roadway and on to the sidewalk. Nick reminded residents that we had an exceptional amount of snow this winter, with 77 inches reported, and that many residents helped shovel others out. He stated that there is no law in Fairfax County regarding clearing the sidewalk but there is in DC and Montgomery County where you are required by law to shovel your sidewalk. Nick stated that we need a better game plan for dealing with the snow removal. Kids were not a factor during the time schools were closed. The Board has a map of the neighborhood and is identifying school bus stops, fire hydrants, drainage, etc. so we will be ready for the next large storm. Amy offered that if we needed help marking off these areas she would be glad to help. Nick assured residents that the Board will create a plan and he will be glad to forward to Amy.

Lela Vandecar asked about how to deal with solicitors as she had 3 in one night. Nick stated that the Board addressed this a few months ago and suggested that she take their flyer, closes her door and calls the nonemergency number for the Fairfax County Police. They will respond and escort them off the property. Jan asked that she be sent any flyers and management will send a certified letter.

Pennie Ziepol reported that a green electrical box behind the northern end of her row is eroding and this should be reported. Jan will call Dominion Power. Nick stated that we are not allowed to touch it.

Dave Adkins asked how much the snow removal cost. Nick stated that December-January cost \$13,000.

Any Haggerty asked how we are charged for plowing, if per time or equipment. Nick explained that the use of bobcats and front loaders are very costly and everyone wants that equipment. We were on the list for plowing and there was demand for them to leave our area to address other areas in need. Pennie stated that our roads were better than the city roads.

Carlos Almodovar thanked everyone for shoveling and checking on the elderly who did not have shovels. He stated he went to Supervisor Hyland's meeting and there were a lot of complaints about the slow response time for county roads. He stated the plow truck was plowing snow in front of fire hydrants and he asked if the driver had a map and he stated no. Nick said the Board is addressing this issue at this meeting with a map to mark areas with snow flags to identify fire hydrants. Carlos said he has a website and photo bucket online. Nick told the residents to contact the Board if they have any issues. Carlos asked if the Board had two agendas. Jan explained that he is referencing an agenda and the management report, not two agendas.

Action Items:

The Board reviewed 4 action items.

1. Nick let the residents know that we submitted applications for the Neighborhood Enhancement Program and Fairfax County awarded us \$2000 for one of our applications to put an entrance sign up at Southern Oak.
2. Waiting for spring to look at options for tot lot equipment for the tot lot area near Southern Oak.
3. Architectural inspections will resume in the spring.
4. The map showing bus stops was included in the package. The fire hydrants and storm drains will be added.

The Chadwick, Washington, Moriarty, Elmore & Bunn, P.C. bill was in the Board package for the record.

Motion made by Nick to approve the LCS Invoice for \$1140 for the snow services provided from February 2-3, snow storm. Megan seconded the motion. Approved unanimously.

Nick explained that the Board had an issue with the Association spending a lot of money on Federal Expressing round trip delivery of checks to be signed as well as how time consuming it is. The Board has a policy resolution delegating limited authority to Sequoia Management to sign recurring and routine checks on already approved contracts such as trash removal, landscaping, etc.

Motion made by Nick to approve the delegation of limited operating account authority to the management agent as written. Vivian seconded the motion. Ken stated that he was originally not in favor for this but after reading it and seeing the limited authority he is for it. Carlos stated that he believes this is violating our bylaws. Dan Streich stated that Carlos was speaking out of order. Approved unanimously.

President's Report:

Nick explained that the Board submitted two applications for the Fairfax County Neighborhood Enhancement fund which awards matched funds for projects. One of our applications was accepted for \$2000 for a sign at the entrance of Southern Oak Drive. He stated that the list of awardees was shared with him and gave a better idea of what types of projects are approved. Nick stated that the Board will continue to pursue these funds for projects in the neighborhood.

Treasurer's Report:

Pennie stated there were no discrepancies and asked Jan to give her a print out of the closing at the end of the year. When balancing the budget there has been a time where she was out a check or two and the ending statement would help her plan the next budget and line up with the management statement. Jan stated that she has a print out per GL# for all the checks for the year.

Nick asked residents that if they have any trees down or leaning to please email Sequoia Management so that they all can be addressed when the snow has melted. If any on resident property, they are responsible. He stated it would be more costly to get them out with the snow on the ground because it is difficult to bring out the equipment.

Nick stated that the sound wall on I-95 is going back up and should be completed soon. Also we have information on the sound wall on Fairfax County Parkway extension that was released and will be completed towards the end of the summer.

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

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

Motion made by Nick to write off the delinquent dues for the four properties as discussed in Executive Session not to exceed \$2600. 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 8:03 p.m.

Approved by the Board on March 23, 2010.