

Springfield Oaks Home Owners Association
Board Meeting
Tuesday, April 26, 2011
Saratoga Elementary
8111 Northumberland Road
Springfield, VA
7 p.m.

Present:

Nick Firth, President
Vivian Drake, Secretary
Carol Dovel
Jan Fenton, Sequoia Management

Absent:

Ron Manning, Vice President
Megan Fila

Residents:

Pennie Ziepol
Carlos Almodovar
Sam Rogers
Michelle Dolieslager
David Adkins

Call to order:

Nick confirmed there was a quorum and called the meeting to order at 7:10 p.m.

Motion made by Nick to approve the March 22, 2011, minutes as written. Carol seconded the motion. Approved unanimously.

Owners Forum:

Carlos Almodovar showed various items that are not recycled by AAA that should be. He asked if there was another company cheaper that will recycle more. Jan will call AAA to confirm what items they recycle. Carlos asked if the Board received bids for curb painting because he did not see other bids in the Board package. Nick explained that this was more an inquiry of how much it would cost and not a proposal. Carlos stated he had an issue at the last Board meeting when the Board went into Executive Session and provided the Board with a copy of the rules to be followed by Mason and Mason, the previous attorney for the HOA. He stated he believes it was a violation to ask someone to stay for Executive Session and that it should be stated in a motion. He said if we do not follow the rules that he does not know what other rules the Board is not following.

Carol reported that there are a lot of leaves and poison ivy near the trees between David Adkin's and Carol's townhouse rows. Nick will talk to Philippe, with LCS, about this.

Action Items:

The Board reviewed the following 11 action items:

1. Southern Oak entrance – Nick stated we are waiting on the money from the county.
2. Jan said the Board will receive bids for painting the speed bumps.
3. Sequoia will resume architectural inspections once the weather dries out.
4. Tree limb on walk path behind Chapman Oak was removed.
5. Drainage repair at 8574 Springfield Oaks pending work.
6. Got bid for erosion behind 7674 Southern Oak; need two more. Fence is falling down.
7. Bid for brick wall damage is in the Board package. Tabled because two Board members are absent.
8. Jan stated that there is no discount from Dominion regardless of number of street lights purchased. Cost depends on location of light and work that needs to be done. Map in the Board package to identify possible places for additional lights.
9. Entrance bed clean-up done. .
10. Parking lot sweeping done.
11. Basketball court crack is not under warranty.

Management Report:

Enclosed for the Board's review were:

Several LCS site visit reports on landscape work completed

March legal bill for \$959.07

4 landscaping proposals: \$2,200 for street sweeping; \$780 drainage repair; \$4,100 for entrance plantings; and \$4,800 for additional tree pruning.

Proposal to repair entrance wall

Landscape Committee Report

The Board is to look at the map provided and look at the area and email Jan with suggestions for location of additional street lights needed.

Motion made by Nick to ratify minutes to approve the proposal from LCS for street sweeping for \$2,200. Carol seconded the motion. Approved unanimously.

Motion made by Nick to ratify the minutes to approve the proposal from LCS for drainage repair at 8574 Springfield Oaks for \$780. Carol seconded the motion. Approved unanimously.

Motion made by Nick to ratify the minutes to approve the proposal from LCS for entrance plantings for \$4,100. Nick and Carol voted for and Vivian voted against.

Motion made by Nick to ratify the minutes to approve the proposal from LCS for additional tree pruning for \$3,200. LCS was previously approved for \$1,600. Vivian seconded the motion. Approved unanimously.

The proposal from LCS to repair the brick entrance wall is tabled.

The Board reviewed the walkthrough notes from the Landscaping Chair for possible ground work that may need to be done. The Board was unable to access the photos that were provided on line.

Treasurers Report:

Pennie Ziepolt stated that we are keeping within our budget fairly well. She stated that we did not have a big cost for snow removal this year.

The monthly financial package was included for the Board's review.

Letter from Goldklang and Group provided regarding quarterly income tax payments due for 2011. Jan stated that IRS is now requiring payments be made electronically.

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

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

Motion made by Nick to adjourn the Regular Session. Carol seconded the motion. approved unanimously.

The meeting was adjourned at 7:55 p.m.

Approved by the Board on May 24, 2011.