

**SIGNAL HILL HOMEOWNERS ASSOCIATION
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152**

**MINUTES OF SHHA ANNUAL MEETING
December 5 , 2006**

The 2006 SHHA Annual Meeting was held on December 5,2006 at Sharon Bulova's office.

BOARD MEMBERS AND COMMITTEE CHAIRPERSONS

Ed Rahme - President BDR	Gene Ackerman,
Linda Wirth - Secretary	Anita Amini - HCA
Tom Kehoe - Webmaster	Marc Bickoff - ACC

I. CALL TO ORDER – Ed called the meeting to order at 7:25.

II. INTRODUCTION OF BOARD MEMBERS – Ed introduced himself and the Board, the Committee Chairs, and Anita.

III. QUORUM – With 18 homeowners in attendance and 147 proxies, a quorum was established.

IV. APPROVAL OF 2005 ANNUAL MEETING MINUTES – Copies of the 2005 Annual Meeting minutes were available for homeowners at the sign in table. The minutes were approved.

V. PRESIDENT'S REPORT

A. 2006 Review

- 1. Street Lights** – All the streets in SHHA without street lights (Light Infantry, Blue Jug Landing, Parliament and the Courts off Parliament, and Flint Tavern and the Court off Flint Tavern) were canvassed with a petition for street lights. Efforts were made to contact all homeowners but some were not reached. A 50% approval was needed; 57% approval rate was obtained. Ed has sent the package to Sharon Bulova's Office which forwards our petition to the County. Now SHHA will go on a County waiting list for street lights. This could take a long time. The Board wants to review the placement of the street lights. The street lights will be the Colonial style.
- 2. Recruitment of Board Members** – The Board welcomed 3 new members in 2006 so no elections are needed at this Annual Meeting. Miriam Longo has finished her one year transition on the Board and has resigned. Ed praised her dedication and the time and effort she devoted to SHHA. He urged any homeowners who saw her to thank her for all her hard work. .
- 3. Legal Activities** – In 2006 SHHA spent a lot in legal fees trying to collect from delinquent homeowners and placing liens on homeowners in violation of the

Covenants. We hope the legal fees will go down in 2007.

4. **Newsletter** – There was some discussion at last years Annual Meeting about the Newsletter. Ed said that the content and frequency of the Newsletter was fine. He asked homeowners to contact Tom Kehoe if they want to help with the Newsletter

B. 2007 Preview

1. **Traffic Calming** – Efforts to get stop signs on Lake Braddock and Parliament failed because the County said no bad accidents have happened. The Board is not satisfied with this response and will work on this problem in 2007. Since all requests for traffic calming measures must come from a homeowners association, SHHA will work on this in 2007. A canvas will be made to let homeowners vote on which measures they want implemented. Volunteers are needed to do this. A homeowner suggested working with the Fox Lair Homeowners Association on traffic calming.
2. **Community Involvement** – Several people volunteered at the 2005 Annual Meeting to work on this issue but the effort fizzled. If any homeowners are concerned about this they should volunteer.

VI. TREASURER'S REPORT

- A. **Budget Report** – Ed reviewed the budget. SHHA went over-budget in 2006 mostly due to required maintenance caused by bad weather as well as legal fees. However SHHA still has more than sufficient reserves. In order to better balance the budget in 2007, the Board proposed raising the dues to \$80. This is more than the CPI so the Board was going to vote with the proxies for this increase. At this point Ray Antosh protested this increase and stated that any increase in dues over the CPI requires a vote of 60% of the membership. Rather than call an additional meeting (with required notifications and resultant costs to SHHA), and given that the dues have to be established by January 1, the dues were established at \$78 (based on the increase in the CPI) for 2007.
- B. **Audit** – SHHA's audit was successful. SHHA is audited every year and will continue to be. The major goal of the audit is to detect fraud.

VII PROPERTY MANAGEMENT REPORT

Anita Amini had no problems to report.

VIII. COMMITTEE REPORTS

- A. **Website & Newsletter** – Tom gave an update on the Newsletter first. In 2006 SHHA published 2 newsletters. An electronic version of the newsletter was published but no homeowner requested it so it was dropped. Members of the community can contribute articles to the Newsletter, which will be reviewed by the Board prior to publication. Tom then gave a history of the Website. He asked for updates from the community on Frequently Asked Questions, Extended Word Of Mouth, Neighborhood Watch, and the Virtual Garage. He

also asked for photos of the community from residents. One homeowner pointed out that the fade in effect doesn't work with all browsers. Tom will remove it. The Board thanked Tom for all his hard work and efforts and Ed gave him with a check to reimburse him for costs incurred in running our Website.

B. BRADDOCK DISTRICT COUNCIL REPRESENTATIVE - Gene Ackermann gave a description of the Braddock District Council. Its mission is to bring together homeowner associations so they can learn from what each one is doing to solve problems that are common to all.

C. ACC – Marc Bickoff described processing requests from homeowners for changes that are governed by the Covenants. He tries to process the requests as soon as possible.

C. Grounds – Ed introduced Frank Kyle who does all the maintenance work on SHHA's grounds. He and Glen have done an outstanding job. Frank said that he and Glen are going to walk the creek soon as there are problems with blockages and fallen trees. Frank mentioned that residents dumping leaves and other refuse in the Commons behind their homes is a real problem. He asked homeowners to report this if they see it. One homeowner suggested taking pictures and posting them on the website to alert people to this problem. Ed thanked Frank and said that he and Anita give SHHA an incredible amount of support. He presented each one with a bonus check as a token of SHHA's appreciation.

X. OLD BUSINESS

A. Conditions of trees throughout the SHHA area – This was covered in the report on Grounds

XI. NEW BUSINESS

A. Traffic Calming – Already covered earlier in meeting.

B. Sign Volunteer – A Volunteer is needed to post signs for our meetings.

XII. COMMENTS & QUESTIONS OF HOMEOWNERS – Steve Hall raised a question about snow removal. Frank said that the County has cut back severely and only concentrates on clearing the main roads such as Lake Braddock. There is a telephone number on our website that homeowners can call to complain. Ed will be proactive and talk to Sharon Bulova's office about this. Lynn Jones mentioned the Oaks is looking bad. There was a general discussion of the neighborhood and the condition of 9001 Home Guard in particular.

XIII. ADJOURNMENT - Meeting was adjourned at 8:40 P.M.

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