

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

***Revised Official Minutes*
October 2007 BOARD MEETING**

The October 2007 SHHA Board Meeting was held on October 25 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

Pete Seigman - President	Marc Bickoff - ACC Chair
Ed Rahme - Treasurer	Linda Wirth - Secretary
Terri Hatch - Vice President	Gene Ackermann - BDCR

I. CALL TO ORDER OF BOARD MEETING – Pete called the Meeting to order at 7:03.

II. APPROVAL OF MINUTES – The September minutes have been corrected, approved electronically, and posted.

III. TREASURER'S REPORT – Ed Rahme

1. Budget – 74.7% of budget spent. Near the end of the year expenses are running close to monies budgeted. Year will end in a deficit but not like the \$7,200 deficit of last year

2. Status of vote on dues increase – SHHA By-laws require 60% of homeowners to vote on a dues increase above CPI. This number is 296. The number of homeowners present and the number of proxies in hand fall short of this number so the meeting on dues will be continued on November 28 (34 days from Oct. 25). The By-laws allow for a continuance when 60% of homeowners and/or proxies are not at a meeting. At the continuance meeting the number required for a vote is 30% (148). So far 150 proxies have been received so a vote on the dues increase will take place at the November 28 meeting.

After explaining the voting procedure Ed opened the floor to questions from the homeowners. There was a question about the bonuses paid to SHHA's Manager and to the Grounds/Landscaper. Ed and Linda explained that the bonuses are for the exceptional service rendered by these two individuals. Linda recapped the extreme difficulty SHHA

experienced in finding a management company that would work for our small association. Ed mentioned the poor and inadequate service that the previous management company had provided and gave an example of Anita's knowledge and advice that saved the Board from deciding on a course of action that cost another homeowners association 6 months of legal wrangling and \$7,000 in legal fees. Linda mentioned Frank Kyle's voluntary decision to ask homeowners near the signs for the use of their water; all summer he makes extra trips to water around the signs.

Another question concerned the use of the extra monies raised by the dues increase. All money not spent on necessary budget items will go into the Reserves. No new expenses will be added. The drawdown of SHHA's reserves is a primary factor in the decision to raise the dues. A request for the 2008 budget was made. Ed explained that the proposed 2008 budget was not included in the mailing because it could not be made until the decision about the amount of dues for 2008 was known. Assuming the vote at the November meeting will pass the dues increase, he will draw up the 2008 budget and provide it to all members for review.

IV. OPEN FORUM FOR HOMEOWNERS – Sandra Greene of 9002 Home Guard spoke about the dangerous speeding on Home Guard. Her dog has been hit by a speeding car. Her neighbors' children do not play in their front yards. She has talked to some of her neighbors about this and has found that they are unaware of the problems caused by speeding. Sandra wants to know what can be done to remedy this situation. Perhaps a stop sign at the corner of Signal Hill Dr. and Home Guard might be an option to help with this matter. The topic of Traffic Calming is on the agenda for the Annual Meeting. All possible remedies for speeding will be mentioned and the homeowners will vote on what they want done. Pete mentioned that the Board is looking for volunteers for the Traffic Calming Committee and to work on the necessary petitions to VDOT and the County for traffic remedies. Ed has all the needed paperwork; petition forms and instructions on canvassing. It was brought to the Board's attention that some of the signs had the wrong time for the meeting, i.e. 7:30 instead of 7:00. After 7:30 Pete made an announcement about the time mix up, allowing anyone who came at 7:30 or later and wanted to speak the opportunity to do so. But everyone who wanted to speak had already done so.

V. COMMITTEE REPORTS

1. ACC – Marc had two new requests but only one was ready to present to the Board.

9007 Home Guard – Request to enclose the walkway between the garage and the side of the house. It will be two stories, there will be a 4X8 slider window on the 2nd floor, the door will have sidelights, and the shingles of the roof will match existing shingles. The face of the addition will be wood. Marc presented the architect's drawings and

plans to the Board. After examining the plans the Board unanimously approved the request with the proviso that the color of the wood match the existing wood siding on the house.

2. BDR – Gene Ackermann reported on the Oct. 9 meeting of the Braddock District Council. Its focus was mainly on the tree problem. Many trees in the median strips need to be replaced. The date for the BDC workshops is Feb. 13, 2008. The agenda is still being firmed up. Road changes were also discussed. The widening of Guinea Road has been postponed. Right turns from West Ox Road onto Braddock Rd will be added to accommodate a hotel and convention center to be built in that area. After Gene finished a homeowner asked how to address the Braddock District Council. She is concerned about the lack of upkeep of the roads and roadsides in our area. This remark led to general discussion on the current conditions with several homeowners expressing dissatisfaction with the unkept look of the local area. Several also protested against the unsightly political signs. Gene remarked that they are illegal but it is also illegal to take them down.

VII. OLD BUSINESS

1. Resale Documents – Following the advice of our property manager SHHA will not provide resale documents electronically. However, documents such as the Covenants, Conditions and Restrictions, Articles of Incorporation, and By-Laws are currently posted, and will remain, on the website.

VIII NEW BUSINESS

1. Establishing an email list to be managed by Tom – Deferred until the Annual Meeting.

2. Renting home to groups – Pete spoke to the homeowner who proposes to rent his home to 4 college students. He stated that the Board is against this. Anita is going to follow up. This will also be discussed at the Annual Meeting.

3. Nominating Committee – Pete read the slate of proposed members of the Nominating Committee; Marc Bickoff, Pete Seigman, and Miriam Longo. The Board unanimously approved the slate.

4. 2007 Meetings - The Annual meeting will be held December 3rd in the Braddock District Meeting Hall. At the November 28 Board meeting the proposed raise in the annual dues will be discussed and voted on.

5. A homeowner raised the issue of 9010 Lyon Park Ct which has reverted to its previous poor state of maintenance. Pete responded that

the Board is working on this issue.

ADJOURNMENT – Meeting was adjourned at 8:10.

VII. DATES FOR UPCOMING MEETINGS –When scheduling of the room allows, all meetings, except for Annual Meeting, will be on Wednesdays in 2008. Room has been reserved for:

28 Nov. (Continuation of Oct. 25 meeting)
03 Dec. (Annual meeting)

2008

30 Jan.
28 February
27 March
30 April
28 May
18 June