

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

OCTOBER 2008 BOARD MEETING

The October 2008 SHHA Board Meeting was held on October 23 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

Pete Seigman - President

Robert Hicks - VP

Linda Wirth - Secretary

Ed Rahme - Treasurer

Carol Cannava - Welcoming

Gene Ackerman - BR

Anita Amini - HGA

I. CALL TO ORDER OF BOARD MEETING – Pete called the Meeting to order at 7:33.

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

III. OPEN FORUM FOR HOMEOWNERS – No requests although Ray Antosh submitted a well-written synopsis of the 2008 amendments to the Condominium Act and Property Owners Association Act. The Board will post it on our website and publish it in the next newsletter.

IV. HGA PROPERTY MANAGEMENT REPORT – Anita Amini

A. Inspection & complaints – No new complaints have been made; next inspection is the last week in October..

B. Inspection sheet – A previous spreadsheet was in the report; Anita will email the current spreadsheet to the Board members.

C. Previous problems

1. 9010 Home Guard - New debris in yard. Anita said it was not there at last inspection. She checks houses with problems 2-3 times but materials must be visible from the street. Anita will check on this situation and send a letter if necessary.

2. 5256 Signal Hill Dr – When contacted by Anita the homeowner said all the material would be gone by the end of October. Driving by just before the meeting Linda reported that she could only see bikes by the front

door.

3. 9005 Home Guard – Pete asked Anita to check on the basketball hoop in the street.

4. 8905 Lake Braddock Dr. – The County was contacted after all the actions SHHA could take were exhausted. After investigating the situation, the County agreed with SHHA and ultimately cited the homeowner for running a business, storing materials, etc. Since then, the homeowner has moved and everything is gone except for one truck. Ed said that this was a community effort and thanked the homeowners for getting involved and being patient through the long time it took to follow SHHA's established procedures. The first thing the County Representative asked about this situation was if SHHA had made any efforts to resolve it along with the results. Since we were able to say that established procedures had been followed, the representative took immediate action. When the house is sold, the money owed to SHHA will be collected.

V. TREASURER'S REPORT – Ed Rahme

A. Budget –SHHA is 75% through the fiscal year and has spent 60% of our 2008 budget. The only remaining expenses for 2008, other than normal monthly expenses, are the audit and postage for the newsletter and annual meeting letter. If this situation stays the same, Ed estimates we could add \$8,000-10,000 to our Reserves for the year. Barring any catastrophic events (such as windstorms, hurricanes) that require us to spend significant amounts of money to recover from, we should build up our Reserves to \$51,000 by the end of 2010. This would put the Reserve within the range that is our goal, i.e. 100-150% of our operating budget. Ed recommends that the assessment for 2009 stay the same and not be raised.

B. Delinquency Status – Delinquencies are still declining; 10 for single year and 5 for multiple years. 2 houses with delinquencies are for sale and the fees will be paid when they are sold.

C. Contract for the Outdoor Man – Ed reported on the highlights of the contract. Increases have been few and mostly in categories where the cost of materials has gone up. Ed noticed that the \$50 requested for extra site visits to meet 3rd parties such as Dominion Power was missing. After checking the email mentioning this request the contract was later amended to add this item, checked by the other Board members, and signed by Ed.

VI COMMITTEE REPORTS

A. ACC - Pete reported for Marc.

1. 9106 Home Guard - The Board approved color

changes on the exterior of the house.

2. 5617 Meridian Hill Place - The Board approved construction of fences on the property.

3. 9015 Fort Craig - Request for a deck added to the back of the house. It is not visible from the street, is 20 X12, and made of composite material. The Board examined the architectural drawings and plot with deck added and unanimously approved the request.

B. Welcoming Committee - Carol Cannava

1. Carol has delivered 5 baskets. She would like copies of the Newsletter for the basket. Linda will ask Tom to make 6-10 extra copies for her. Anita said that she has the Newsletter in electronic format and can print some up for Carol whenever she needs some.

C. Webmaster - Tom Kehoe had emailed the Board some concerns

1. Website - Via email Tom asked Board members to review the FAQs. He is revising them and asked for input.

2. Yahoo Email Group - Pete has to revise this since the Board decided to make it distribution only.

3. Newsletter - There was some discussion as to the timing of the newsletter.

D. BDR - Gene reported that the last meeting was about the VDOT Mega Projects. The construction of the I-495 Hot Lanes will directly affect SHHA residents as it involves widening the Braddock Rd overpass. This will route all traffic over the East bound section of the overpass. Gene passed out two very informative handouts.

Bob asked Gene to raise the issue of maintenance of the roadsides and medians of the roads in our area. They are neglected. Bob also asked about making their upkeep a volunteer project. Anita gave the meeting an explanation of the rules governing signs in yards.

VII. OLD BUSINESS

A. 9010 Home Guard - Still no drawing sent to Anita for the file. Bob mentioned that a drawing was provided at the Hearing. Pete will try and obtain the drawing from the homeowners and request that the work be finished by December.

VIII. NEW BUSINESS

A. Terry Hatch's resignation - An executive meeting after the meeting dealt with this situation.

IX. ADJOURNMENT – Meeting was adjourned at 9:10.

X. 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 the last months of 2008 and the first 6 months of 2009:

November 12

December 8 (Annual Meeting)

January 21, 2009

February 18, 2009

March 18, 2009

April 15, 2009

May 20, 2009

June 17, 2009