

SIGNAL HILL HOMES ASSOCIATION
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152
MINUTES OF SHHA BOARD OF DIRECTORS' MEETING
The July 2009 SHHA Board Meeting was held on July 16 in the Braddock District Meeting Room.

BOARD MEMBERS & COMMITTEE CHAIRS

Bob Hicks	-	President	Linda Wirth	-	Secretary
Pete Seigman	-	At-Large	Brian O'Malie	-	Webmaster
Ed Rahme	-	VP	Marc Bickoff	-	ACC
Anita Amini	-	HGA	Glen Woods	-	Grounds

HOMEOWNERS PRESENT

H. David O'Malie, Ray Antosh

JULY 2009 BOARD MEETING

- I. CALL TO ORDER OF BOARD MEETING – Bob called the Meeting to order at 7:35.
- II. APPROVAL OF MINUTES – The May and June minutes have been revised, approved, and posted.
- III. OPEN FORUM FOR HOMEOWNERS
 - A. Ray Antosh. Ray reiterated his question asking how much of SHHA's 2009 income is going into the Reserves. The answer was postponed as it will be part of the Treasurer's report.
- IV. HGA PROPERTY MANAGEMENT REPORT Anita Amini
 - A. 4th notices have been mailed.
 - B. 8907 Lake Braddock Dr. – Boat has been moved to lawn and chain link fence is still up. No response to letter.
- V. TREASURER'S REPORT – Brian O'Malie
 - A. Dues - \$3,684.00 still in arrears
 - B. Budget – 95% of 2009 income collected; 37% of budget monies spent at 50% through the year. Brian went over the percentages spent in several budget categories.
 - C. Reserves – Brian revisited Ray's question concerning the Reserves. The answer led to a discussion of SHHA's definition of Reserves. SHHA does not have a separate account for Reserves. All income goes into SHHA's checking account. All expenses are paid from this account. At any time of the year the money in the checking account equals SHHA's Reserves. The true amount of Reserves is only known at the end of the year when all the year's expenses have been deducted from the checking account. The balance is the Reserves. At the end of 2008 the balance and/or Reserves was \$35,000.00.
 - D. Monitoring – Brian raised the issue of legal requirement for monitoring our financial situation. Anita noted that this requirement is for HOA's with capital components. Ed added that the Treasurer reports show that the Treasurer has been monitoring our financial situation on a continuing basis.
 - E. Smith Barney account – Pete suggested that Brian contact SHHA's Smith Barney representative and see if SHHA can obtain more favorable returns on our accounts.

VI COMMITTEE REPORTS

A. ACC - Marc Bickoff

requests approved electronically; 1 new request for color change

1. 9101 Parliament - Request to replace front steps.
2. 5410 Point Longstreet - Request to replace garage door.
3. 9001 Fort Craig - Request to paint house, including the trim and windows all one color. Marc showed the Board paint chips of the requested colors; either Ionic Column or Dusty Road from Benjamin Moore. After some discussion the Board agreed that the trim and the house could be painted one color and chose Dusty Road. Although this is a departure from the original 3 color scheme of The Oaks there is already one house in the Oaks that has all the panels and trim the same color as the house. However the Board agreed that the windows must be painted a dark brown to conform to the look of The Oaks. All the houses in The Oaks have very dark brown windows. The Board has received many negative comments from homeowners upset about the white windows recently installed on this house. After looking over the submitted paint chips the Board decided on Benjamin Moore 1020, Woodacres, for the paint for the windows. The Board unanimously approved the paint color Benjamin Moore 1017 Dusty Road for the house and Benjamin Moore 1020, Woodacres, for the windows.

B. WELCOMING - Carole Cannava was not able to attend but sent an email that she is caught up on visiting all the new homeowners and will be able to continue as Welcoming Chair.

C. NEIGHBORHOOD WATCH - Still vacant.

D. GROUNDS - Glen reported on several issues. Glen asked that anyone contacting him use the phone instead of email as he doesn't check his account on a daily basis.

1. Commons inspection - Frank and Glen walked the Commons on the previous Saturday and found several problems.
 - a. There is a dead tree behind 9120 Lyon Park Ct. Glen recommends paying J & L \$950 to cut down the tree and haul away the wood. The Board unanimously approved Glen's request.
 - b. A culvert by the railroad tracks needs to be cleared out. Frank will give Glen an estimate.
 - c. The creek behind Home Guard has 2 downed trees which block the flow of water. Frank will give Glen an estimate. Glen also recommends dredging out the creek bed and repairing/replacing the rip rock. Since SHHA can't afford this he suggested that Bob ask the County if there is any grant money for ecological purposes. Bob will look into it.
2. 9128 Home Guard - This homeowner complained about work being done in the area behind their house. However the area in question is part of South Port's Commons and SHHA has no jurisdiction.
3. 5425 Mount Lookout Ct. - The common area behind this property which belongs to Woodhirst is not being maintained and has long grass and poison ivy. Since Woodhirst will not cut the grass there is nothing SHHA can do.

E. WEBMASTER - Brian reported that the general mailbox has been fixed

F. YAHOO GROUP - Cross links between Yahoo Group and the website will be added. There was a flurry of voice messages on SHHA's answering machine. Pete emailed the voice mail concerns to various Board members.

G. BDR - No July meeting.

VI. NEW BUSINESS - Since Anita had to leave Bob moved up the New Business concerning her 30 day notice. Anita made a business decision to drop her smaller clients as she needs the time to concentrate on larger ones. Bob thanked her for the excellent service she has provided SHHA. Bob had called her to discuss any options for retaining HGA but any option would entail either a drastic increase in charges or a drastic reduction in services. Anita will try and find a replacement management company for SHHA and will stay and help SHHA until a replacement is found.

VII. OLD BUSINESS

- A. 9010 Home Guard – Door is still not painted and debris on side of house. A hearing letter for the August meeting needs to be sent.
- B. 8907 Lake Braddock Dr. - Chain link fence is still up and boat is in yard. A hearing letter for the August meeting needs to be sent.
- C. 8927 Lake Braddock Dr. – A commercial pool cleaning business is being operated from this address. A 2nd letter needs to be sent if the business is still operating. Bob will check and see if a 2nd letter needs to be sent.
- D. 5256 Signal Hill Dr. – A letter has been sent.
- E. Liens – Due to lack of time tabled until next Board meeting by a vote of 4 to 1.

VIII. NEW BUSINESS (CONT)

- A. Letter of complaint from 9099 Blue Jug Landing. Bob read the complaints in the letter. He and various Board members responded to each point.
 - 1. Address – It is the sole responsibility of the homeowner to provide SHHA with their correct address and any change made in the ownership of the house. At the annual meeting 2 years ago the owner raised the same complaint about bills being sent to a Massachusetts address. Anita responded that this address was the only one SHHA had and asked the homeowner to provide her with the correct address after the meeting. The homeowner never did so. (The homeowner could not come to this Board meeting as she is in Massachusetts.)
 - 2. Dues – In August of 2006 the owner was fined for 30 days. A check for \$100 was received in 2008 and 2009 to pay what she thought was the dues but that money was applied to the fine that was owed.
 - 3. Status of Board Member – One of the Board members lives in his Father's house so he is not a homeowner. The SHHA By-Laws require a Board of Directors made up of 5 members of the Association, and they require that the President and Vice President be members of the Board. The Secretary and Treasurer, however, may be appointed by the Board. The current composition of the Board of Directors and the Officers of the Association meet the letter and intent of the Association's By-Laws.
 - 4. Business in SHHA – The policy of the Board has always been to respond to complaints about businesses that are brought to the Board by homeowners. However the Board has never actively sought out businesses that may or may not be operating in SHHA. The County business tax records that the homeowner suggests that the Board search are not available to the public.
 - 5. The Board will prepare a letter responding to the homeowner on all these issues.
- B. Ray Antosh mentioned that John Cook wants input on the issue of turning all of Fairfax County into a Restricted Parking District.

IX. ADJOURNMENT – Meeting was adjourned at 8:50.

X. DATES FOR UPCOMING MEETINGS

- A. Scheduling of meetings has changed. When scheduling of the room allows, all meetings, except for Annual Meeting, will be on Thursdays in 2009. This change is effective with the June meeting:

- Aug. 20, 2009 [New date]
- Sept. 17, 2009 [New date]
- Oct. 22, 2009 [New date]
- Nov. 19, 2009 [New date]
- Dec. 2, 2009 (Annual meeting)