

SIGNAL HILL HOMES ASSOCIATION
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152
MINUTES OF SHHA BOARD OF DIRECTORS' MEETING

The October 2009 SHHA Board Meeting was held on October 22 in the Braddock District Meeting Room.

BOARD MEMBERS & COMMITTEE CHAIRS

Bob Hicks	-President	Linda Wirth	-Secretary-By Proxy
Pete Seigman	-At-Large-Absent	Kevin Martin	- At-Large
Ed Rahme	-VP	Gene Ackerman	-BDR- Absent

DRAFT

HOMEOWNERS PRESENT

Mr. and Mrs. Vozzolo & Mr. Antosh

October 2009 BOARD MEETING

I. CALL TO ORDER OF BOARD MEETING – Bob called the Meeting to order at 7:30.

II. APPROVAL OF MINUTES – The September minutes were approved electronically.

III. OPEN FORUM FOR HOMEOWNERS

- A. Mr. and Mrs. Vozzolo were present to try to resolve the issue with the incorrect color of their windows. The Board approved Rusty Rose for the house and Woodacres for the windows. The BOD agreed to pay for the cost of paint for the windows. The owners were given thirty days to comply.
- B. Ray Antosh had questions regarding the HOA's reserve account and provided information pertaining to State regulations regarding this issue. He also wanted to know the total amount of delinquencies for 2006 and 2007 and wanted to know if the BOD would consider publishing the names of delinquent owners in the next newsletter. He also had questions regarding the budget and felt that the numbers did not add up. He asked that the BOD provides answers to these questions at the November meeting. He also questioned the August minutes where the BOD approved spending \$12000-22,000 to clean the creek. Ed explained the delinquent report and how it dates back to 2006. The total amount of delinquency represents unpaids since 2006 and does not represent the delinquency for only 2009 and went over each line item on the budget and showed Mr. Antosh and everything does add up. Bob also explained that the BOD is trying to come up with a more effective collection process. The BOD is also considering placing liens against delinquent homeowners directly and without the use of an attorney in order save on legal fees. Ed also explained that reserves is a term used for assets of an HOA and recommended that the Smith Barney account be turned into a reserve account. Ed and Bob both explained that the August minutes were incorrect and need to be revised as the amount approved for cleaning the creek was \$1,200-2,200. Ray stated that all his questions had been answered and the BOD does not need to address his questions at the November meeting.

IV. HGA PROPERTY MANAGEMENT REPORT -

Hearing has been scheduled for the November meeting for 8910 Lake Braddock Drive with regards to the POD in the driveway.

The BOD voted to have Douglas Corey audit the 2008 financials.

V. TREASURER'S REPORT – Ed Rahme

Ed reported that the draft of the 2010 budget has been completed. The HOA has spent 62% of the budget so far this year is are in a good financial condition. The draft budget will be approved during the Annual Meeting in December.

VI COMMITTEE REPORTS

- A. ACC - not present
- B. WELCOMING - not present.
- C. NEIGHBORHOOD WATCH - Still vacant.
- D. GROUNDS - not present
- E. WEBMASTER - Kevin reported that he now has complete access to the website. He asked that the ACC procedure and information on the website be reviewed for accuracy.
- F. YAHOO GROUP - not present
- G. BDR - Gene Ackermann - not present.

VII. OLD BUSINESS

IX. ADJOURNMENT – Meeting was adjourned at 8:30.

X. DATES FOR UPCOMING MEETINGS –

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.

Nov. 19, 2009 [New date]
Dec. 2, 2009 (Annual Meeting)