

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

The November 2009 SHHA Board Meeting was held on November 19 in the Braddock District Meeting Room.

BOARD MEMBERS & COMMITTEE CHAIRS

Pete Seigman	-	At-Large	Linda Wirth	-	Secretary
Kevin Martin	-	At-Large	Ed Rahme	-	VP

HOMEOWNERS PRESENT

H. David O'Malie and Ray Antosh

NOVEMBER 2009 BOARD MEETING

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

II. APPROVAL OF MINUTES – The October minutes as corrected by Ed where unanimously approved and will be posted.

III. OPEN FORUM FOR HOMEOWNERS

A. David O'Malie – Mr. O'Malie asked what action had been taken about the POD that is still outside 8910 Lake Braddock Dr. The Board has been involved with this issue and will schedule a Hearing.

IV. HGA PROPERTY MANAGEMENT REPORT

A. Delinquent homeowners – Ed explained that next year the third letter to delinquent homeowners will inform them that a lien will be placed on their home if they do not pay their dues. Ed explained the lien process which will only cost \$21.00 and can be done by the Board directly with Fairfax County.

V. TREASURER'S REPORT – Ed Rahme

A. Budget – 83% through the year and 67% of budget has been spent. Presently the situation is similar to last year with additional money on track to be added to Reserves. The Smith Barney account will be classified as SHHA's Reserve and kept separate from the BOA account. Currently there is \$23,000.00 in the SB account. After all the bills have been paid in February and the majority of the dues collected enough money will be moved from the checking account to raise the amount in SB to \$45,000.00.

B. Annual Meeting – Anita will send Ed SHHA's financial status on Nov. 30. Ed will revise the 2009 budget to reflect this information and make it available at the meeting. He will also have the proposed 2010 budget there.

VI COMMITTEE REPORTS

A. ACC - Pete read an email from Jack Hanly on ACC. No requests have been made since the October meeting.

1. 9119 Home Guard Drive – Request to (1) install a Clopay garage door, (2) replace wood on a chimney of the same style as before, and (3) paint house with a slight change to the colors of the trim (to beige) and the body of the house (medium brown with a green tint). This request was unanimously approved by the Board.

2. One request was denied.

B. WELCOMING - Carole Cannava was not able to attend. Anita reported 2 new homeowners. Linda will check with Carole and see if she was able to visit them. If not, Linda will try and do so. Kevin reported a new homeowner at either 9124 or 9126 Home Guard.

C. NEIGHBORHOOD WATCH - Still vacant.

D. GROUNDS - Ed reported that Frank has started working on the rip rock in the Commons behind Home Guard. Linda will check on this.

E. WEBMASTER - Kevin Martin

1. Website -The website is updated. Kevin suggested a centralized web location for storing SHHA documentation. This could be items like the By-laws, CCRs, etc. There would also be a private area for information such as guidelines for different Board positions, Hearings, etc.

2. Domain name - Kevin informed the Board that our domain name has expired. The Board unanimously authorized Kevin to spend up to \$200 to reinstate it.

3. Annual Meeting -Kevin also suggested that any major changes that the Board proposes in the future might be done at the annual meeting where more homeowners attend and where the Board has proxies.

4. Newsletter - The Board decided to wait until Spring.

F. BDR - Gene was not here. Linda will check on him.

G. YAHOO GROUP - Pete reported no new action.

VII. OLD BUSINESS

A. 9001 Ft. Craig – The Vozzolos gave the Board samples for the paint on the windows. The Board unanimously approved Behr Espresso bean, UL 160-23. Anita will be asked to send an approval letter giving them until December 31, 2009 to paint the windows. The letter will also state that the bricks should not be painted.

B. 9016 Lake Braddock Dr. – A letter was sent.

VIII. NEW BUSINESS

A. Inspections – The Board discussed the process for inspections. The first inspections should be done by the end of the year. Board members will take pictures of violations and share them with other Board members. Before sending violations to Anita for letters a meeting will be held to discuss them. It will be on Wednesday, Jan. 6, 2010 at Bob's. Inspections will take place every 60 days with a 30 day reinspection of properties that received violation letters.

B. Annual meeting – Linda will cater it and handle all the setup, i. e. provide copies of minutes and budget, sign up sheets, volunteer sheets, etc.

C. Yard sale – A vote to continue or cease the community yard sale will be held at the annual meeting.

D. 9010 Home Guard – Debris is reported in side yard. This is in express violation of the agreement at the Hearing cleaning up the side yard was part of the requirement. Linda will check on the condition of the side yard and email a photo. If it is still in bad condition Anita will be asked to send a letter requesting that the side yard be cleaned up by December 1st or fines will begin on that date.

E. 2010 meetings – Linda will see if the same procedure for reserving the room will be followed in 2010. She will also check with Anita for her preferred day of the week for attending.

IX. ADJOURNMENT – Meeting was adjourned at 8:35.

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.

Dec. 2, 2009 (Annual meeting)