

SIGNAL HILL HOMEOWNERS ASSOCIATION
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152
MINUTES OF SHHA 2009 ANNUAL MEETING

DRAFT

BOARD MEMBERS & COMMITTEE CHAIRS

Bob Hicks	-	President	Ed Rahme	-	Treasurer
Linda Wirth	-	Secretary	Anita Amini	-	HGA
Pete Seigman	-	VP	Marc Bickoff	-	ACC
Kevin Martin	-	At-Large			

I. CALL TO ORDER – Bob called the meeting to order at 7:00.

II. APPROVAL OF 2008 ANNUAL MEETING MINUTES – Copies of the 2008 Annual Meeting minutes were available for homeowners at the sign-in table and were posted on the website. The minutes were unanimously approved

III. INTRODUCTION OF BOARD MEMBERS – Bob introduced himself and Anita from HGA Property Management, and the other Board members introduced themselves.

IV. QUORUM – The 131 proxies received and the 9 homeowners in attendance established a Quorum.

V. TREASURER’S REPORT – Ed Rahme

A. Budget - The level of spending was up from 2008 but with the increase in dues SHHA was able to add \$12,013.08 to Reserves. The projection for 2010 is \$4,730.00. The plan that was started in 2008 to build up Reserves is still in place. The goal is to have 100-150% of annual expenses in Reserves. Since SHHA is on track to achieve this goal the 2010 dues were kept at \$100. If costs increase in 2010 there may be a small increase in dues for 2011.

B. Legal costs in 2009 – Because of lack of homeowner participation, the efforts to change the CCRs to allow certain types of small businesses in SHHA stalled. Therefore the Board incurred additional legal fees in going after some small business in SHHA.

C. Reserves – SHHA has three financial accounts; a checking and savings account with Bank of America and CDs in a Smith Barney account. In 2010 the Smith Barney account will be designated as the official Reserve account of SHHA and the checking account will be used only for expenses. In February, after the level of assessments is known and the bulk of bills from 2009 have been paid, excess money in the checking account will be transferred to the Smith Barney account and left there.

D. Delinquencies – In order to ensure that all homeowners pay their fair share the Board has adopted a new policy for homeowners who do not pay their dues. For 2009 18 homeowners are delinquent and 4 of them are delinquent for multiple years. On Monday certified letters will be sent to the delinquents warning them of a memorandum of lien that will be placed on their house in 10 business days unless their back dues are paid. The cost of placing a lien is \$21.00 per lien but that will be paid by the delinquent homeowner. Starting 2010 the procedure for collecting dues will be one notice, one reminder, and then the threat of a lien.

E. Open to questions from the floor – No homeowners had questions.

VI. HGA REPORT

Bob reported that business reasons almost forced our property management company, HGA, to terminate our contract. Fortunately we were able to work out a compromise and retain Anta’s valuable services. Now the Board will conduct the home inspections. Each Board Member has a section of SHHA to inspect. The inspections will be done in 60 day intervals. However any violations that receive a warning letter will be reinspected in 30days. The exception to this timing is any violations reported by a homeowner. These will be inspected immediately. Since the judgment of individual Board members may vary violation letters will not be sent until all the Board members have reviewed each Board member’s violation reports.

VII. OPEN FORUM FOR HOMEOWNERS

A. Mr. Austin – Mr. Austin had two questions.

1. Repaving – His street, Bald Hill Place, needs repaving but he can’t find out when it will be repaved. Linda and Bob explained that streets for repaving are on a list and are done as money is available. Currently funds are not available. However Mr. Austin mentioned that streets in other areas are being repaved. Bob will ask BDS Ford about repaving our area.

2. Low water pressure – Mr. Austin’s water pressure has dropped but the Water Dept. says it has always been low. He asked for other homeowners experiences with water pressure. Bob’s has always been low. Linda believed that hers dropped after a new development was build across Burke Lake Rd. Kevin said that he has great water pressure. Kevin suggested that Mr. Austin have a plumber check the regulator where the water enters his house.

B. Nan Ackermann – Nan complained about the POD on Lake Braddock Dr. that has been there since spring. The Board reported that it is in the violation process.

C. Mr. O’Mailie – Mr. Mailie reported on a boat parked at 8926 Lake Braddock Dr. Bob responded that he is

watching it but right now he believes the owner is prepping it for winter storage elsewhere. If it is not gone by the next inspection the homeowner will receive a letter.

D. Mr. Bodnar – Mr. Bodnar asked about the traffic light that was supposed to be placed at Parliament and Rolling Rd. Traffic lights are done by VDOT and currently there is not money for this light. It is in line to be placed after one at Grantham St. and Burke Lake Rd. Bob will check on the status of the traffic light and if any answer is obtained it will be posted on SHHA's web site.

VIII. ADJOURNMENT - Meeting was adjourned at 8:00 P.M.

IX ELECTION OF OFFICERS – After the meeting was adjourned the Board reviewed the minutes and found that Bob's and Kevin's terms of office had expired. Using the proxies the Board voted to reconvene the meeting. A nominating committee of Linda and Ed was established and Bob and Kevin were nominated for positions on the Board. Voting with the proxies Bob and Kevin were unanimously elected to two year terms on the Board.

X. ADJOURNMENT – The meeting was adjourned at 8:10.