

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

The March 2011 SHHA Board Meeting was held on March 24 in the Braddock District Hall

BOARD MEMBERS & COMMITTEE CHAIRS

Bob Hicks	-	President	Kevin Martin	-	VP
Pete Seigman	-	At-Large	Ed Rahme	-	Treasurer
Linda Wirth	-	Secretary			

DRAFT

HOMEOWNERS PRESENT

Ray Antosh, Pat & Gary Skillicorn

MARCH BOARD MEETING

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

II. APPROVAL OF MINUTES – The February 2011 minutes have been approved electronically. Kevin will fix the wrong year on the January and February minutes as he posts the March minutes.

III. OPEN FORUM FOR HOMEOWNERS – No requests to speak.

IV. HGA PROPERTY MANAGEMENT REPORT – The report had the status of dues paid/owed for all SHHA homeowners as of Feb. 28, 2011.

V. TREASURER'S REPORT

A. Dues – Ed reported that 345 homeowners have paid their dues. The 2nd letter will be sent at the end of March requesting payment and th3rd letter will go out at the end of April which will mention a lien for non-payment.

B. Budget – SHHA's budget is on track. This fiscal year there have been some high expenses for tree work.

VI. COMMITTEE REPORTS

A. ACC

1. Chair vacant; Bob will try again to reach Kurt.

2. Inspections - Kevin reported that all inspections are up-to-date; next re-inspection is due in early April. 16. Hearing letters went to Anita to be sent. 8 Hearings are scheduled for April 20, 8 for after the April 27 meeting. These properties need to be re-inspected shortly before the Hearings to make sure the violations haven't been fixed. Several homeowners cited for needing to paint have contacted Kevin and asked for an extension until warmer weather. These violations have been placed in suspense.

B. WELCOMING – No report; Bob will try and contact Carol.

C. NEIGHBORHOOD WATCH - Vacant

D. GROUNDS – Trees have been taken down; entrances have been cleaned up, land aerated and made ready for spring planting.

E. WEBMASTER – Everything is working

F. BRADDOCK DISTRICT REPRESENTATIVE – Vacant; Bob has seen Miriam Longo but wasn't able to discuss this position. He will try again.

G. YAHOO GROUP - Nothing new to report.

H. VOICE MAIL – No messages

VII. OLD BUSINESS

A. Contract – The Board discussed the revisions that Bob made to our contract with HGA. He outlined in greater detail exactly what responsibilities the Board's agent would have vis-à-vis the homeowners and the Board. Bob will redraft the contract and email it to the Board. Linda will contact 10 companies and ask if they are interested in working in SHHA.

B. Open inspection items – Mt. Lookout Ct.

As the homes are located on a private drive and not visible from the cul-de-sac their trashcans are not in public view when they are beside the garage or house. Therefore no further action is necessary and this issue is resolved.

VIII. NEW BUSINESS

A. Inspections results

2. 8907 Lake Braddock Dr. – Kevin has sent a letter giving the homeowner until the end of May to repaint. Since he is repainting with the same colors ACC approval is not needed for the painting. However there are several other violations outstanding with this property and Kevin asked for their correction in his letter.

3. 9024 Parliament – Request for HOA documentation for closing referred to Anita.

4. 9125 Lake Braddock Dr. – New door will be painted the same tan color as the garage door. Blue shutters will remain blue.

5. 9116 Blue Jug Landing – Bob has inspected and the request for an addition has been approved.

6. 8926 Lake Braddock Dr. – Homeowner with boat asked for an extension to May 1st for erecting fence. Kevin has moved this issue to pending.

B. Process for ACC request – Bob will create a workflow chart so the Board can discuss this better.

C. Process for violations – Kevin will do a flow chart for this process. In passing Kevin explained that he writes the violation letters but sends them to Anita to mail.

D. Questions about properties in violation

1. 9021 Ft. Craig –Results of Hearing discussed in Executive Session after the meeting.

2. 9005 Home Guard – Dumpster in street no violation.

3. 9022 Ft. Craig – Mustard color on house when it was purchased; homeowner refuses to repaint. Since house was purchased with this color Board will not pursue this violation. Instead the homeowner will be asked to request ACC approval when house is repainted. If house is resold information about the violation will be in the HOA packet.

4. 9112 Lyon Park Ct – Yellow color new violation.

5. 9023 Ft. Craig – Red garage door new violation.

E. Dates for meetings – Thursdays will be preferred for meetings dates yet to be arranged for FY 2011.

IX ADJOURNMENT – Meeting was adjourned at 8:15.

X. DATES FOR UPCOMING MEETINGS

Mar.24, Apr. 27 (this is a change from the 28th), May 19 & June 16.

EXECUTIVE SESSION

9021 Ft. Craig – No one attended the Hearing on Feb 4, 2011; The Board agreed a lien would be placed on this property. Ed explained the lien process.