

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

The August 2011 SHHA Board Meeting was held on August 18 in the Braddock District Hall

BOARD MEMBERS & COMMITTEE CHAIRS

Bob Hicks	-	President	Kevin Martin	-	VP
Ed Rahme	-	Treasurer	Linda Wirth	-	Secretary

HOMEOWNERS PRESENT

Paul & Betty Morgan, Ray Antosh, Donald Pedersen, Lisa & Daniel Rodriguez.

AUGUST 2011 BOARD MEETING

I. CALL TO ORDER OF BOARD MEETING – Bob called the Meeting to order at 7:27.

II. APPROVAL OF MINUTES – The July minutes have been posted and were approved at the meeting.

III. OPEN FORUM FOR HOMEOWNERS

A. Paul Morgan questioned a recent decision denying permission to build a 6' fence to hide his boat. He quoted from a previous decision to allow the 6' fence. Also he wants the width between the pickets to be the standard width as his neighbor's fence is. After discussing the issue the Board decided to hold the entire issue in abeyance until the results of a survey on fence regulations is completed. Until then Mr. Morgan will not build his fence and SHHA will not send him any more letters. Kevin hopes to decide this issue at the annual meeting.

B. Daniel Rodriguez asked about the status of the checks to pay for damage to his roof. The check was sent to the roofer and Daniel would like a copy of the cancelled check or the paid invoice as proof that the work was paid for. Additionally, they asked to be reimbursed for the repairs to their fence as agreed to by the Board. They will provide the receipt to Ed and Ed will have Anita cut a check. Ed talked to Daniel after the meeting and will check with Anita.

C. Donald Pedersen handed in an ARC request for a flagpole. The Board unanimously approved the request with the following caveats; its height be limited to 20' and it be located within 10' of the house or within 10' of the center of the property. Kevin will scan the request and email it to Anita.

IV. TREASURER'S REPORT

A. Status of multi-year dues delinquents. There are 8 remaining multi-year dues delinquents, down from 11. Of these eight, 3 have paid and 1 is paying in installments. A 4th homeowner has filed Chapter 13 bankruptcy but since he filed in 2010 he is still liable for his 2011 dues. Three homeowners are not contesting the action and Ed wants to file liens on their properties. One is a non-resident, 1 is a resident, and 1 is an estate.

B. 2011 dues delinquents - Ed is currently working on liens for 23 (down from 25 in July) homeowners delinquent for 2011 dues.

VI. COMMITTEE REPORTS

A. ACC

1. Violation spreadsheet – Kevin emailed a spreadsheet of all current violations but the Board members have not received it. He will resend it.

2. 9108 Parliament – Linda will check on an ARC request from this address.

3. 9107 Lyon Park Ct. – All the Board members present have read and approved the letter Kevin has written to these homeowners. It has been sent to Anita for mailing.

4. Wood Hurst Commons – A homeowner whose property backs up to the Wood Hurst Commons is having trouble with Wood Hurst not maintaining the section of their Commons that borders his backyard. Bob investigated this issue 3 years ago and determined then that SHHA has no jurisdiction in this matter.

B. GROUNDS

1. 5613 Herberts Crossing – Downed trees have been removed.

2. 9108 Home Guard – The Board unanimously approved paying for work done to a tree in the Commons that was leaning dangerously over a homeowner's property.

C. WELCOMING – No report

D. NEIGHBORHOOD WATCH - Vacant

E. WEBMASTER – Everything is up-to-date and there is a new section under the header. Kevin will add an update about the removal of the parking district signs. The erroneous meeting date has been removed.

F. YAHOO GROUP - No report

G. Voice Mail – No messages.

VII. OLD BUSINESS

A. Block Party – The Board will provide signage for The Oaks block party at the entrance to The Oaks and at the Rodriguez's residence.

B. Change to By-Laws – Bob will talk to Anita about the legality of this.

C. Interpretation of CCRs. Ray stated that the reason for the Board is so it can make exceptions based on extenuating circumstances.

VIII. NEW BUSINESS - None

IX ADJOURNMENT – Meeting was adjourned at 8:12.

X. DATES FOR UPCOMING MEETINGS

Sept. 15

Oct. 13

Nov. 17

Dec. 8 (Annual Meeting)