

SIGNAL HILL HOMES ASSOCIATION  
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152  
MINUTES OF SHHA BOARD OF DIRECTORS' MEETING  
The Oct 2011 SHHA Board Meeting was held on Oct 13 in the Braddock District Hall  
BOARD MEMBERS & COMMITTEE CHAIRS

Ed Rahme	-	Treasurer	Pete Seigman	-	At-Large
Linda Wirth	-	Secretary			

HOMEOWNERS PRESENT

Ray Antosh.

OCTOBER 2011 BOARD MEETING

- I. CALL TO ORDER OF BOARD MEETING – Ed called the Meeting to order at 7:30.
- II. APPROVAL OF MINUTES – The September minutes were approved at the meeting and Pete will send them to Kevin for posting.
- III. OPEN FORUM FOR HOMEOWNERS – No questions or comments.
- IV. HGA report – No comments on the report
- V. TREASURER'S REPORT
- A. Status of multi-year dues delinquents. There are 4 remaining multi-year dues delinquents, down from 8, and 5 single year delinquents. A total of 9 lien packages have been sent to Bob. At the end of the year we will have collected a lot more money than expected.
- B. 2011 Budget - \$12,000 is left in the 2011 budget; SHHA has spent 75% of the budget through 75% of the year. In 2011 SHHA had above average expenses for tree removal and maintenance. We will still be able to add to our reserves in 2011 but it will be less than in the two previous years. However, if we follow the normal pattern of expenses we will still finish 2011 with a surplus.
- C. 2012 Budget – Based on the above, Ed will recommend keeping dues the same and using the 2011 budget as the basis for our 2012 budget. But if we continue to have expenses comparable to 2011 we might consider raising the dues \$10 in 2013.

VI. COMMITTEE REPORTS

A. ACC

1. 5262 Signal Hill Dr. – Linda showed the sample of Hardie Plank the owners wish to put on their house. Pete approved the color. Ed approved it continually. Linda was still uncertain. She wants to look at it in sun light and will do so over the weekend. She will also try and get Kevin's vote. All 3 Board members approved the trim color, Timber bark.

B. GROUNDS - No report .

C. WELCOMING – No report

D. NEIGHBORHOOD WATCH - Vacant

E. WEBMASTER – Kevin was sick.

F. YAHOO GROUP - Pete needs to resend the message from Connelly, our US House Rep., concerning a town meeting he is sponsoring on federal health care.

G. Voice Mail – No messages.

VII. OLD BUSINESS

A. Delinquencies – Included in Treasurer's report, V. A., above.

B. Management company search – The Board discussed the difficulty of finding a new management company. Linda said that, based on her discussions with management company personnel, the minimum for retaining one is \$20,000.00 a year. Ed said that since we are paying HGA \$10,000 a year SHHA would only need an extra \$10,000 in income to pay \$20,000 to a management company. Pete suggested that before contacting another company all the Board members reread the present contract and decide what is absolutely necessary and what can be dropped. With a shorten list of requirements perhaps we can employ a management company for less than \$20,000 a year.

VIII. NEW BUSINESS – Inspections need to be done in November. Linda will alert the Board members via email the week before inspections are due. Months for inspections are Feb, May, Aug. and Nov. She will send reminders the last week of Jan., April, July, and Oct.

IX ADJOURNMENT – Meeting was adjourned at 7:55.

X. DATES FOR UPCOMING MEETINGS

Nov. 17

Dec. 8 (Annual Meeting)