

SIGNAL HILL HOMES ASSOCIATION
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152
MINUTES OF SHHA BOARD OF DIRECTORS' MEETING
The Jan 2012 SHHA Board Meeting was held on Jan 23 in the Braddock District Hall

BOARD MEMBERS & COMMITTEE CHAIRS

Ed Rahme	-	Treasurer	Kevin Martin	-	President
Linda Wirth	-	Secretary	Pete Seigman	-	Vice President
Dave Masterson	-	Member At Large			

JANUARY 2012 BOARD MEETING

- I. CALL TO ORDER OF BOARD MEETING** – Kevin called the Meeting to order at 7:30.
- II. APPROVAL OF MINUTES** – The Annual Meeting minutes were revised electronically by the Board and the draft copy posted. The November minutes had been approved and posted in 2011.
- III. OPEN FORUM FOR HOMEOWNERS** – None present.
- IV. HGA PROPERTY MANAGEMENT REPORT**
- A. Ed had several questions concerning letters to delinquent homeowners mentioned in the report that were not sent. He emailed his questions to Anita. He said that SHHA should collect all current and past dues owed from the 7 delinquent homeowners.
- B. Ed questioned the completeness of the list in Anita's report. He was also concerned about a bankruptcy filing by the Hazera's at 5611 Light Infantry Dr. As he explained the bankruptcy process it was clear that SHHA's legal and financial rights had not been addressed. However he had some question as to whether or not the bankruptcy process had actually happened. Dave is going to check into this question.
- V. TREASURER'S REPORT**
- A. Question from Annual Meeting - At the Annual Meeting Ray Antosh asked why the 2011 revenue reported at annual meeting did not match the amount that should have been collected based on the reported collection rate of 98.5%. Ed's research showed that the previous income and expense statements were not fully reconciled and the final figures for 2011 showed a \$6,300 increase over that reported at the Annual Meeting. Now that they are fully reconciled SHHA's income for 2011 is \$52,587.00. This figure is above our budget projection of \$49,200 because of the concerted effort that the Board has made in collecting past due assessments. An addendum will be added to the 2011 Annual Meeting minutes to explain this discrepancy and give the correct figure for SHHA's 2011 income.
- B. Dues – As of January 18, 113 homeowners have paid their dues..
- VI. COMMITTEE REPORTS**
- A. ACC - Vacant
- B. GROUNDS - No report; tree removal at 9126 Home Guard approved electronically. Cost projected at \$400.
- C. WELCOMING – No report
- D. NEIGHBORHOOD WATCH – Vacant
- E. WEBMASTER – Website is up-to-date. No progress yet in finding another ISP.
- F. BDR - No report from Ray
- G. YAHOO GROUP - No new action.
- H. Voice Mail – One complaint about trash cans left out. Pete will check on address and email the Board.
- VII. OLD BUSINESS**
- A. Management Company unresponsiveness – HGA is not responsive to homeowners and correspondence with homeowners is not being sent. The Board discussed options at some length and decided on trying

to contract out functions now done by HGA. The Treasurer will have to assume responsibility for all checks and bill payment.

- B. 9109 Lyon Park Ct. – Dues letter sent.
- C. 9023 Fort Craig Dr. – Painting still not done but weather has not been conducive for painting. Kevin will contact Sherman again.
- D. 9018 Fort Craig Dr. – Kevin will re-draft a letter stating the Board’s position on the siding and agreeing to pay for painting the white doors as the Board cannot prove that they were not a pre-existing position. He will email the letter to the Board for comment before sending.

VIII. NEW BUSINESS

- A. Board assignments – The Board unanimously approved the following officer assignments:
 - President – Kevin Martin
 - VP – Pete Seigman
 - Treasurer – Ed Rahme
 - Secretary – Linda Wirth
 - At-Large – Dave Masterson
- B. Inspection assignments
 - i. Rotation – Kevin will email the new assignments to the Board members
 - ii. March 1 – Next quarterly inspection due March 1
- C. Tree removal at 9126 Home Guard – Discussed under section V. A.
- D. Jamie Kang – Needed documentation was provided by Ed.
- E. 5624 Point Roundtop – New owner needs ARC approval letters and database needs to be updated by Anita.
- F. 5641 Fort Corloran – Voicemail complaint about debris on sidewalk – Linda will check & report to Kevin.

IX. DATES FOR UPCOMING MEETINGS

February 23
 March 15
 April 12
 May 16
 June 14
 Meetings for July-Nov. are on the 2nd Thursday of the month
 July 12
 Aug. 9
 Sept. 13
 Oct. 11
 Nov. 8

- X. **ADJOURNMENT**– Meeting was adjourned at 8:22.