

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

The Feb 2012 SHHA Board Meeting was held on Feb 23 in the Braddock District Hall

BOARD MEMBERS & COMMITTEE CHAIRS					
Ed Rahme	-	Treasurer	Kevin Martin	-	President
Linda Wirth	-	Secretary	Dave Masterman	-	At-Large

- I. CALL TO ORDER OF BOARD MEETING** – Kevin called the Meeting to order at 7:28.
- II. APPROVAL OF MINUTES** – The January minutes had been approved and posted.
- III. OPEN FORUM FOR HOMEOWNERS** – Ray Antosh - no questions at this time but later asked two questions.
- A.** A. Addendum to the Annual Meeting minutes - This addendum was the answer to his question at the Annual Meeting concerning the discrepancy between the 2011 revenue reported at the Annual Meeting and the amount that should have been collected based on the reported collection rate of 98.5%. At the January meeting Ed reported 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. An addendum explaining this seemingly discrepancy and giving the correct figure for SHHA's 2011 income was to be added to the Annual Meeting minutes. Ray pointed out that this had not yet been done and Kevin said it would be added.
- B.** Barney Smith account – Ray asked if the unspent monies from 2011 had been added to SHHA's reserve account at Smith Barney. Ed said it would be done in March or April along with 2012 dues collected by then.
- IV. HGA PROPERTY MANAGEMENT REPORT** - Ed had several questions concerning inaccuracies in the financial report. He had emailed Anita but has not received a reply. Kevin will contact Anita asking for the correct figures and will cc the Board on his email.
- V. TREASURER'S REPORT**
- A.** Budget – Ed reported a \$29,000 profit resulting from the payment of dues. 307 homeowners paid in January and 67 had paid by February 13.
- B.** Delinquents – Ed has 2nd letters tailored for the 6 remaining 2011 delinquent homeowners. He will email them to Anita as they need to go out next week. He also will email standard 2nd letters for the 2012 delinquents.
- VI. COMMITTEE REPORTS**
- A.** ACC - Vacant
- B.** WELCOMING – No report; Linda will try and contact new homeowners on Signal Hill Dr.
- C.** NEIGHBORHOOD WATCH – Vacant
- D.** GROUNDS - No report; tree removed at 9126 Home Guard.

- E. WEBMASTER – Website is up-to-date. SHHA’s domain name is about to expire. Kevin said this is the opportunity to move to another ISP and he is working on it.
- F. BDR – Ray reported on the January and February meetings. The January meeting had two speakers on the topic of cultural diversity. The February meeting broke into groups for discussions of Aging in Place and Websites in Braddock District. The BD is trying to find the best websites that are part of BD. Then the office will send an out copy of the report.
- G. G YAHOO GROUP & VOICE MAIL – Pete absent; no report.

VII. OLD BUSINESS

- A. Hearings – 13 Hearings. Date set for March 26.
- B. Lien paperwork & process for 9021 Fort Craig, 9016 Lake Braddock and 9107 Lyon Park Ct. – All 3 of these addresses will have liens placed on their property. Ed and Kevin discussed how to proceed with filing.
- C. 9023 Fort Craig Dr. – Painting still not done; Kevin will contact University Painters and others for quotes. A letter will be sent to the homeowner stating that SHHA is investigating another painter for the red panels.
- D. 9018 Fort Craig Dr. – Kevin will include the painting of the white doors when asking painters for a quote. (The white doors were a pre-existing condition when present owner bought the property.) Kevin will have a letter sent advising the homeowner that the Board is looking for a new painter and that fines for the rotting chimney will start March 15 if repairs are not completed on it by then.
- E. 9010 Home Guard - Painting still needs fixing. Kevin will have a letter sent a letter giving the homeowner until April 1 to fix the problem with the painting or fines will start accruing as of that date.
- F. 5641 Fort Corloran – Voice mail received complaining of debris beside house. Linda will check and inform the Board.
- G. 5611 Light Infantry – SHHA did receive dues owed from homeowner who filed Chapter 13 bankruptcy. Ed’s knowledge of bankruptcy insured SHHA’s recovery of the dues.
- H. 9126 Home Guard – Tree removed.

VIII. NEW BUSINESS

- A. Executive Meeting - Board met at Kevin’s house on Feb. 2, 2012 to discuss unsatisfactory situation with current property manager. The Board resolved to seek another company.
- B. Picture taking on Mt. Burnside – A homeowner reported someone taking pictures on Mt. Burnside. When questioned the photographer responded by saying he could not reveal anything but to ask his homeowner’s association and it was not for any criminal activity. No one on the Board knows anything about this nor have we been contacted about it.
- C. Vandalism – Report of egging of on Light Infantry Dr.
- D. ARC request – Homeowner at 9109 Lyon Park Ct. requested new windows. Board examined the proposed new windows via a website and gave conditional approval. The Board wants the new

windows and old windows to appear consistent. If they don't, the homeowner will be required to replace all old windows in order to maintain the appearance of their property.

IX. DATES FOR UPCOMING MEETINGS

As previously noted the date of the March meeting was changed to 26.

March 26

April 12

May 16

June 14

July 12

Aug. 9

Sept. 13

Oct. 11

Nov. 8

X. ADJOURNMENT– Meeting was adjourned at 8:08.