

IV. PROPERTY MANAGEMENT REPORT

A. Metropolis report attached below

V. TREASURER'S REPORT – David Masterman

A. Dues status

- a.** Final Notices for 2016 dues were sent out on 7/24/2016
- b.** 60 homeowner accounts currently have a balance due as of 07/31/2016
 - i.** 8 of these homeowners have small residual balances (< \$50)
- c.** Accounts were 90 days past due on August 1st
- d.** Kevin made a motion that all accounts with balances of \$140 or more be referred to attorney to begin collection process, which starts with a notice on attorney letterhead. Linda Seconded the motion. The motion was approved 3-0.

B. Beginning to look at 2017 budget; requested Metropolis provide initial DRAFT for Board review by 9/1/2016.

VI. COMMITTEE REPORTS

A. ACC – Jack Hanly

B. WELCOMING – Ashley Brid, Carol Cannava

- a.** Linda commented that the New Homeowner welcoming has not been working well. She agreed that she will notify both Metropolis AND Ashley Brid when she receives confirmation of closing in the mail.

C. NEIGHBORHOOD WATCH – vacant

D. GROUNDS – vacant

E. WEBMASTER – Kevin Martin

F. BRADDOCK DISTRICT REPRESENTATIVE – Ray Antosh

- a.** Ray commented that there was no meeting on which to report.

G. Yahoo Group - Pete Seigman

VII. OLD BUSINESS

A. Long Term Un-Resolved Violation(s) Status:

- a.** Nothing to report.

B. Audits

- a.** Awaiting 2011 – 2015 audits.
- b.** SHHA President received questionnaire from auditors, which was completed and returned.

C. Stream restoration project

- a.** Signed and returned “Letter of Permission” from the county
- b.** Waiting for work to begin
- c.** We were notified that the project site will be treated to kill invasive plants in the near future

D. Chain Link Fence along drainage (Meridian Hill)

- a.** BOD identified a chain link fence along a concrete drainage culvert in the SHHA common area while investigating downed trees
- b.** Homeowners say Board placed fence at request / requirement of county due to drop off to drainage culvert
- c.** Kevin received a quote from The Outdoor Man for removal of the chain link fence; removal estimate is not to exceed \$5500.00
- d.** Linda made a motion that – given the expense involved to remove and replace the fence, and that all indications are that it was installed by the builder at the request of the county for safety reasons – the fence be left in place until it reached end-of-life; at that time, it be replaced with a compliant fence. Discussion – Kevin brought up the fact that it could look bad to homeowners that the Board is choosing to leave a non-compliant (chain link) fence in place. Pete countered that since it was put in place by the builder, it should be treated as other existing fences, and replaced at EOL. Motion carried by a vote of 2 (Linda, Pete) to 1 (Kevin).

E. 9089 and 9091 Blue Jug Landing

- a. Shared asphalt driveway is reaching end of life. Grass growing through many cracks.
- b. Per Article VII, Section 3 b, replacement is the joint responsibility of the owners who access their properties via that driveway.
- c. Linda and Ed will look at the shared drive and be prepared to discuss at next meeting.

F. Fence Policy Questions / Updates

- a. Tabled motion for Policy Resolution #5 from last meeting
- b. DRAFT PR#5 sent to BOD for review
- c. Board decided to wait until September for the vote. Pete will not be present at September meeting, but said that he is fine with the other Board members voting without him.

VIII. NEW BUSINESS

A. TOM submitted July invoice

- a. \$1100 for monthly mowing and services
- b. Includes \$50 for 9126 Home Guard (below)
- c. PAID 8/15 via check #2323

B. JL Tree Service submitted an invoice via TOM

- a. \$250 for 9126 Home Guard (below)
- b. PAID 8/8 via check #2322

C. 9126 Home Guard Drive

- a. Reported that a large section of a tree fell from common area into their rear yard – no damage
- b. TOM investigated and removed the debris
- c. \$50 added to July invoice

D. 9106 Lake Braddock Drive

- a.** Homeowner asked if ARC request is required to remove a tree from their front yard
- b.** Replied that a request is not needed, but we do ask that the stump be ground if it would be visible from the street

E. 5425 Flint Tavern Place

- a.** Submitted an ARC request for a new roof in Architectural shingles, Burnt Sienna color
- b.** Request was unanimously approved as submitted (3-0).

F. 5425 Flint Tavern Place

- a.** Submitted an ARC request to replace front concrete walkway and clad front porch façade with stone
- b.** Request was unanimously approved as submitted (3-0).

G. 5423 Flint Tavern Place

- a.** Submitted an ARC request for new James Hardie siding, trim, and gutters
- b.** Colors will “match existing as closely as possible”
- c.** Request was unanimously approved as submitted (3-0).

H. 5413 Mount Greenwich Court

- a.** Submitted an ARC request for a new stone patio with seating wall, new sod, edging, and stepping stone pathway
- b.** Request was unanimously approved as submitted (3-0).

I. 5421 Mount Lookout Court

- a.** Submitted an ARC request for a new picket fence along rear property line to replace non-compliant wire fencing with metal posts
- b.** Request was unanimously approved as submitted (3-0).

J. 5636 Fort Corloran Drive

- a.** Submitted an ARC request for a new fence
- b.** Requested clarifying information regarding “Match This” on the provided invoice. Referenced fence is not the same as otherwise described.
- c.** Homeowner responded that the “Match This” text was not to be considered as part of the request, as it was another option that was considered. Fence will be 42” tall, and have 4” pickets spaced 4” apart.
- d.** Request was unanimously approved as submitted (3-0).

K. 5443 Mount Corcoran Place

- a.** Submitted an ARC request for a new split rail fence
- b.** Vote deferred, Board wants to notify homeowner of new definition of split rail height and ensure that request as submitted is what they want to go with.
- c.** Homeowner was present later for a Hearing. They withdrew the submitted request to reconsider their options.

L. 9110 Parliament Drive

- a.** Submitted an ARC request for new windows
- b.** Request was reviewed and unanimously approved at the meeting.

M. 5616 Meridian Hill Place

- a.** Submitted ARC request for new vinyl siding (canyon drift color), trim cladding (glacier white color), roof (black architectural), gutters, downspouts
- b.** Request was electronically reviewed and approved

N. Resale Packets

a. 5408	Mount Greenwich Ct.	Delivered 5/23/2016	\$275 Due
b. 5410	Mount Greenwich Ct.	Delivered 5/24/2016	\$275 Due
c. 5489	Signal House Court	Delivered 5/24/2016	\$275 Due
d. 8905	Lake Braddock Drive	Delivered 6/13/2016	\$275 Due
e. 5608	Meridian Hill Place	Requested 8/11	
f. 5634	Fort Corloran Drive	Requested 8/16	

* Amount due has been added as an assessment to the owner's account

** Account is with Chadwick for collections

IX. DATES FOR UPCOMING MEETINGS

All meetings are held in the Braddock District Conference Room at Kings Park Library with a 7:30pm start time, unless otherwise noted below:

08	September – Pete will not be able to attend
13	October
10	November
08	December (Annual meeting of Members)

X. ADJOURNMENT

The meeting was adjourned at 8:31 PM.

There were several hearings following the meeting.

XI. EXECUTIVE SESSION

None.

XII. SCHEDULED HEARINGS

- a. 5625 Herberts Crossing Trim and peak vents need scraping and painting.
Siding is moldy and needs to be power washed

- b. 9002 Lake Braddock Drive Siding is moldy and needs to be power washed

- c. 9021 Lake Braddock Drive Peak vents need to be scraped and painted

- d. 9122 Lake Braddock Drive Peak vents need to be repaired, scraped and painted

- e. 5615 Fort Corloran Drive Peak vents need to be scraped and painted

- f. 5605 General Banks Court Peak vents need to be scraped and painted

- g. 5443 Mount Corcoran Place Fence is EOL with damaged / missing rails and posts
Fence is also not compliant with SHHA Restrictive
Covenants due to wire construction

- h. 9114 Parliament Drive Split rail fence is leaning / falling and has wire mesh

- i. 5484 Signal House Court Fence is EOL with missing / broken rails and posts
Fence is not compliant with SHHA Restrictive
Covenants due to wire construction, and openness

- j. 9091 Blue Jug Landing Siding is moldy and needs to be power washed
Wood trim needs repair, scraping and painting
Vines growing in gutters

- k. 5441 Flint Tavern Place Peeling paint on siding

- l. 5605 Herberts Crossing Fence is in disrepair; newly painted white without
approval

m.	8913	Lake Braddock Drive	Peak vents need repair, scraping, and painting (both sides and carport)
n.	8919	Lake Braddock Drive	Newly constructed fence is not approved and not compliant with RCs Metal posts and wire structures in yard are not approved
o.	9003	Lake Braddock Drive	Peak vents need scraping and painting
p.	5613	Mount Burnside Way	Peak vents need to be scraped and painted Chimney is missing bricks, and needs cleaning Siding and shutters have peeling paint
q.	9010	Home Guard Drive	New fencing constructed is not compliant with SHHA Restrictive Covenants for height and openness. No Architectural Request was made prior to construction
r.	5418	Mount Lookout Court	Peak vents need scraping and paint Trash and recycle bins by garage
s.	5420	Mount Lookout Court	Trash and recycle bins by garage
t.	5410	Point Longstreet Way	Trash and recycle bins by garage
u.	9004	Home Guard Drive	Bins stored in front of garage

SIGNAL HILL HOMES ASSOCIATION
MONTHLY METREGISTER
August 2016

2016 ANNUAL MEETING – 118386

As the Board is aware, the Annual Meeting is set for December 2016. Metropolis plans to be in attendance. **As the first Call for Candidates notices should go out in late September or early October, please advise if all the current Board Members who are up wish to run again, and if the Board wishes to include any additional information in the Annual Meeting notice.**

Call for candidates goes out with annual meeting announcement in late October / Early November. We will work on the annual meeting announcement over the next couple of months.

AUDIT – 143024

Metropolis has had the first meeting with Turner and Liens regarding the outstanding audits for the Association. While the audits are progressing, the transition audit is proving difficult due to the transfer of files. **Does the Board have any additional records or financial information from this time? If not, we will ask the Auditor may provide an unaudited review for the Association's records as we move forward to the next year.**

All records we had were turned over to Metropolis at the start of contract.

DRAFT 2017 BUDGET – 121901

As the budget is approved at the Annual Meeting, **please advise if the Board wishes Metropolis to provide the draft budget or if the Board wishes to have a budget meeting for 2017.**

Please provide a proposed / draft budget by 9/1/2016. The Board will review and edit for inclusion in the annual meeting announcement mailing.

LEGAL FEE WAIVER – 147696

Redacted – Legal / collections issue.