

SHHA BOARD OF DIRECTOR'S MEETING

Braddock District Conference Room
December 7th, 2017 – Following the Annual Meeting of Members

Kevin Martin -	President	Pete Seigman	-	VP
Linda Wirth	Secretary	Kent Ford	-	At-Large
Ed Rahme	Treasurer	Ray Antosh	-	BDR

I. **CALL TO ORDER** - Kevin called the meeting to order at 9:01

II. **APPROVAL OF MINUTES**

Minutes for the November 2017 meeting have been reviewed and posted.

III. **OPEN FORUM FOR HOMEOWNERS**

Members are requested to register to speak at the meeting, so the proper amount of time can be allocated. Members are also asked to submit their issues in writing prior to the meeting to ensure the Board can adequately research them and provide answers.

IV. **PROPERTY MANAGEMENT REPORT**

A. Metropolis report covered in the Annual Meeting

V. **TREASURER'S REPORT** – Ed Rahme

A. Dues status

- a. Accounts with balances >\$100 have been sent to Chadwick for collections
- b. Ed said that SHHA contingency funds are divided across: 4 CDs, a savings account, and a checking account - all at BOA.

The Board discussed moving money from the Metropolis held (operating) account to SHHA's BOA checking / saving contingency accounts, and then potentially into existing / new CDs with better interest rates.

Ed recommended waiting until February or March - until we start getting 2018 dues payments – and then evaluating the correct amount and investment strategy.

VI. COMMITTEE REPORTS

- A. ACC** – Jack Hanly, Todd Karr, Kim Pedersen
- B. WELCOMING** – Ashley Brid
- C. NEIGHBORHOOD WATCH** – *vacant*
- D. GROUNDS** – vacant
- E. WEBMASTER** – Kevin Martin
- F. BRADDOCK DISTRICT REPRESENTATIVE** – Ray Antosh
- G. Yahoo Group** - Pete Seigman

VII. OLD BUSINESS

A. Solar Collection

- a.** Per recent VA law, we will need to write a Policy Resolution defining guidelines and restrictions we enact (if any), which must be included in the Resale Documents
- b.** Kent is collecting information to draft a policy

B. Reserve Study

- a.** BOD voted in November to contract with Miller Dodson for Reserve Study for \$1986
- b.** Metropolis has been requested to initiate the process

C. Stream restoration project

- a.** Stakes and white marking tape have begun going in place along the project boundaries
- b.** Construction fences will be going up along the marked Zone of Disturbance
- c.** Construction is expected to last 15-18 months in the common area

VIII. NEW BUSINESS

A. The Outdoor Man Contract

- a. Received a new contract from TOM for renewal of services
- b. BOD reviewed and decided to vote on renewal at the December Annual Meeting of Members

B. The Outdoor Man

- a. Submitted an invoice for \$1950 for removal of dead trees behind 5617 Meridian Hill
- b. Submitted an invoice for \$1000 for removal of a dead tree behind 5631 Mount Burnside
- c. Submitted an invoice for \$5400 for removal of 10 dead trees behind 5613 Herberts Crossing
- d. Submitted an invoice for \$650 for removal of dead trees behind 5614 Meridian Hill
- e. All invoices were sent to Metropolis for payment

C. 5611 Herberts Crossing

- a. Reported that a tree had fallen from the common area onto their property
- b. BOD requested TOM take a look and advise

D. 9114 Home Guard Drive

- a. Submitted an ARC request to replace non-compliant, end-of life fencing along front and rear fence line with new compliant fence
- b. Fence will be 42" tall, 1 ½" pickets, spaced 1 ½" apart
- c. Also requested to install flagstone porch and steps to match existing, recently approved walkway
- d. Request was electronically reviewed and approved

E. 5410 Point Longstreet Way

- a. Submitted an ARC request to replace leaking roof shingles
- b. Specified Timberline Lifetime shingles in Williamsburg Slate color
- c. Request was electronically reviewed and approved

F. Resale Packets

a. 9004 Grovers Theater Court	Delivered	9/16/2016	\$275	Due *
b. 9085 Blue Jug Landing	Delivered	5/10/2017	\$275	Due
c. 9004 Home Guard Drive	Delivered	9/17/2017	\$325	Due
d. 5407 Flint Tavern Place	Delivered	8/28/2017	\$275	Due
e. 9091 Blue Jug Landing	Delivered	9/20/2017	\$275	Due
f. 5639 Fort Corloran Drive	Delivered	11/19/2017	\$275	Due

* 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:

Proposed 2018 dates:

January 11
February 8 or 22
March 8
April 12
May 10
June 14
July 12
August 9
September 13
October 11
November 8
December 6

X. ADJOURNMENT – Meeting was adjourned at 9:15

XI. EXECUTIVE SESSION

A. None.

XII. SCHEDULED HEARINGS

None.