

SHHA BOARD OF DIRECTOR'S MEETING

Braddock District Conference Room
April 12, 2018 - 7:30 pm

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

I. CALL TO ORDER – Kevin called the meeting to order at 7:30.

II. APPROVAL OF MINUTES

Minutes for the March 2018 meeting of the Board of Directors have been reviewed and posted to the web site.

III. OPEN FORUM FOR HOMEOWNERS– Gene Aefsky, John Privitera, Barbara and Hank Fleming, and Ray Antosh.

1. Barbara Fleming has been auditing the Metropolis bill for annual mailings. She has requested clarification on some specific items and has not received an answer. Kevin will work with the Metropolis representative to get the necessary information.

2. Gene Aefsky reported he had received some damage from the wind storm on March 2 at 8907 Lake Braddock Dr. His requests to make repairs with materials matching the existing was approved.

3. John Privitera of 9005 Fort Craig Dr. wanted to make sure the approval to repair his fence was still valid. No further action.

IV. PROPERTY MANAGEMENT REPORT

A. Despite repeated requests there was no Property Management Report from Metropolis for the month of March.

a. Kevin will continue to work with Metropolis to resolve the issue.

b. A motion was made and approved to seek financial compensation from Metropolis.

V. TREASURER'S REPORT – Ed Rahme. Ed sent his report and Kevin read the.

A. Dues status

- a. Dues are \$140 per unit
- b. 105 owners currently still owe 2018 dues.

B. Contingency Fund.

- a. The Board approved last month the recommendation to establish additional CDs such that one would come due each month to provide the Board ready access to additional funds if needed.
- b. Based on the recommendation from Metropolis \$10,000 was moved from the Metropolis account to Contingency.
- c. Treasurer Ed Rahme made an effort with the local Bank of America, where the Association's funds are held, to start the new CD's. Based on Ed's experience with the Bank he has recommended finding another institution for the Association's funds. Distribution of the funds will be delayed until a new financial institution is approved by the Board.
- d. The Board approved new allocation of the Contingency funds.

VI. COMMITTEE REPORTS – Nothing to Report

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 – *vacant*

G. Yahoo Group - Pete Seigman

VII. OLD BUSINESS

A. Solar Collection

- a. Per VA law, the Association needs a policy for the installation of solar panels in the Association. The draft Policy Resolution #6 was unanimously approved and will be posted to the Association website; <http://www.shha-burke.org>.

B. DPOR CERTIFICATE — 132593

- a. The Department of Professional and Occupational Regulation (DPOR) report required by the Commonwealth of Virginia has been sent.

C. Virginia State Corporation Commission Report Form - 142856

- a. Form has been mailed.

D. Stream restoration project

- a. Construction is expected to last 15-18 months in the common area
- b. Fairfax County “quiet hours” are 9:00 pm to 7:00 am
- c. With the approval of the Board eight houses bordering the restoration project will be contacted to participate in an expanded area for treatment for invasive species. This treatment will be applied in the common area.
- d. Residents near the Fort Craig Drive area were informed of the project manager's decision to make no further effort in their area. Pete Seigman will be contacting the Project Manager for reconsideration.

E. 8908 Lake Braddock Drive

- a. First notice of violation was sent regarding the on-street parking of a commercial vehicle in violation of Fairfax County Code Section 82-5-7, Parking commercial vehicles in residential districts. No response has been received from the homeowners. A call is to be made by The Board to the business to request they move the vehicle.

VIII. NEW BUSINESS

A. The Outdoor Man invoices.

- a. Payment of invoices was approved. Most were related to the March 2 wind storm damages.
- b. Pete Seigman questioned whether the budget had allocated sufficient funds. It appears that line item has sufficient funds.

- B. SHHA Website.**
 - a.** Payment for the website has been received. The Board members approved payment of the fees with Kevin Martin abstaining.

- C.** There was discussion to have the Association pay for the curbside painting of all addresses. After discussion it was decided to defer any decision to the annual meeting in December and put it to the vote of the homeowners.

- D. Properties bordering Rolling Road**
 - a.** A request had been made about the Association maintaining the fences along Rolling Rd. Part of the homeowner's purchase agreement of the house is that they are responsible for the maintenance of the portion of the fence. No further action.

- E. 5632 Fort Corloran Dr.**
 - a.** The Board approved homeowner request for a new fence with the caveat that the entire street facing fence-line be replaced in matching style.

- F. 5628 Mount Burnside Way**
 - a.** The Board approved a request to replace the roof.

- G. 9005 Home Guard Drive**
 - a.** Request to replace the windows in the kitchen as part of the remodeling.
 - b.** The Board reviewed the request and approved with the caveat that siding repair for the new shape of the windows will match existing siding.

- H. Audits**
 - a.** Ray Anton has requested a copy of the 2013 through 2015 audits.
 - b.** The final audit reports have not been received. They will be made available on receipt.

- I. Barbara Fleming inquired on the status of the Association newsletter.**
 - a.** Walter Knolls has provided a draft.
 - b.** There was discussion on methods of distribution with no decision.

- J. Lake Braddock Secondary School sent a request for donations to the All-Night Grad Party. Although this is a worthwhile project, the Association has not budgeted funds for this effort and does not want to set a precedent as we would not be able to support all requests.**

K. 5622 Round Top Ct.

- a. The Board approved a request by the homeowner to meet Fairfax County requirements for a higher roof-line.
- b. The Board is working with the homeowner to ensure that the new roofline is aesthetically pleasing in design, while meeting Fairfax County requirements for insulation.

L. 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. 5407 Flint Tavern Place	Delivered	8/28/2017	\$275	Due **
d. 9004 Home Guard Drive	Delivered	9/17/2017	\$325	Due **
e. 8918 Lake Braddock Drive	Delivered	1/28/2018	\$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:

May 10

June 14

July 12

August 9

September 13

October 11

November 8

December 6

X. ADJOURNMENT. The meeting was adjourned at 8:42.

XI. EXECUTIVE SESSION

- A. None.

XII. SCHEDULED HEARINGS

- A. 9016 Fort Craig Dr.
 - a. Hearing was held in absence of the homeowner.
 - b. The homeowner will be notified of the decision.