

SHHA BOARD OF DIRECTOR'S MEETING

**Braddock District Conference Room
April 11th, 2019 - 7:30 pm**

I. CALL TO ORDER

The meeting was called to order at 7:31 pm.

Board members Kevin Martin, Pete Seigman, and Kent Ford were present.

II. APPROVAL OF MINUTES.

Minutes for the March 2019 meeting of the Board of Directors have been posted to the website.

III. OPEN FORUM FOR HOMEOWNERS

IV. PROPERTY MANAGEMENT REPORT

A. Metropolis report attached below

V. TREASURER'S REPORT – Ed Rahme

A. Dues status

1. 2019 SHHA Dues in the amount of \$140 were Due February 1st.
2. There are currently ~90 homeowners who have not yet paid their 2019 dues. These are now considered 30 days late.
3. Second notices will be sent out soon. After discussion a motion was made and seconded to delay second notices till April 1, 2019.

B. Kent has agreed to become signatory on SunTrust accounts

1. Need to schedule visit with Kent / Kevin to bank

VI. COMMITTEE REPORTS - Nothing to report.

- A.** ACC – Jack Hanly
- 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. Common area entrance / access improvement study

1. At the 2018 Annual Meeting of Members, Mike Davis agreed to compile a study of options, benefits, and costs associated with improvements to the SHHA Common Area access ways. The Board will review this report and make a decision on how to proceed once it has been completed.
2. Mike reports the study is underway. He has reached out to Fairfax County officials for information on project planning.

B. Ray Antosh – Audit

1. Ray continues to request more detail regarding the landscaping fees and other audit information from 2015
2. Metropolis has reached out to Ray, and provided copies of information that has requested as a prerequisite to setting up a telecon with the Auditor and Metropolis.
3. The teleconference should be able to answer Ray's question to the best of the auditor's and Metropolis' ability.
4. The continued engagement with the auditors is being billed to the Association at the auditor's hourly rate. The Board will consider charging Mr. Antosh for those costs.

C. 9104 Lake Braddock Drive

1. Submitted and ARC request to replace their non-compliant split-rail fence with a new, compliant split rail fence. The proposal is to modify the existing fence posts to lower the positions of the upper and lower rails.
2. The BOD requests a plat and clarification on materials and construction details.

3. The homeowner did provide a plat sketch, but indicated that some sections are “adjacent to other people’s property, and I cannot and will not take those down.” The homeowner is proposing modification of the fence-line only along Lake Braddock Dr.
4. The existing non-compliant fence should have been removed by February 28, 2019.
5. The Board denied the request as submitted, as it does not fully address the non-compliant fence on the property.

VIII. NEW BUSINESS

A. SHHA Officer Assignments

1. Kevin Martin and Kevin Doherty were elected to new 3-year terms
2. Kevin Doherty resigned before the April meeting citing greater than expected difficulties with communication and available time during his deployment.
3. Per the SHHA By-Laws (Article V, Section III.): “In the event of death, resignation, or removal of a director, his or her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.” The Board discussed various options for a replacement Board member.
4. It was decided to request input from the candidates at the March meeting and make a selection during the May meeting.

B. The members of the board agreed to the following officer assignments for the coming year:

President:	Kevin Martin
Vice President:	Pete Seigman
Secretary:	Linda Wirth
Treasurer:	Kent Ford
Member at Large:	To Be Appointed

C. The Outdoor Man submitted the following invoices, which were sent to Metropolis for payment:

1. \$3490 – January through March; 2 mowings, aeration, spring clean-up, and planting of annuals.
2. The invoices were forwarded to Metropolis for payment.

D. Lake Braddock H.S. Funding Request

1. The Board received the annual request to help fund the Lake Braddock H.S. graduation party.
2. The Board has historically not provided any funding as it would open us to numerous other requests. The Association does not have budget to support all these requests.
3. The Board voted to not provide any funds.

E. 5621 Herberts Crossing.

1. The owner reported several dead trees in the common area behind the home and leaning toward their property.
2. The Outdoor Man assessed the work and provided an estimate of \$950.
3. The Board approved for The Outdoor Man to complete the work.

F. 5626 Fort Corloran Dr.

1. Submitted an ARC request to refinish the rear deck surface using Sandy Beach, a deck coating.
2. There is no structural change to the deck planned.
3. The ARC was approved.

G. 9101 Parliament Dr.

1. Submitted an ARC request to replace the shingles with Architectural "Weathered Wood."
2. The request was approved.

H. Resale Packets

9004 Home Guard Dr.	Delivered	9/17/2017	\$325 Due **
8918 Lake Braddock Dr.	Delivered	1/28/2018	\$275 Due **
5417 Mount Lookout Ct.	Delivered	6/03/2018	\$275 Due
9006 Lake Braddock Dr.	Delivered	7/27/2018	\$275 Due
9119 Lake Braddock Dr.	Delivered	1/23/2019	\$275 Due
9120 Home Guard Dr.	Delivered	1/31/2019	\$275 Due
9005 Lake Braddock Dr.	Delivered	2/16/2019	\$275 Due
9016 Lake Braddock Dr.	Delivered	3/02/2019	\$275 Due
9113 Home Guard Dr.	Delivered	4/11/2019	\$275 Due
9004 Groves Theater Ct.	Delivered	3/02/2019	\$275 Paid
9184 Lake Braddock Dr.	Delivered	3/17/2019	\$275 Paid

*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:

- 9 May
- 13 June
- 11 July
- 8 August
- 12 September
- 10 October
- 7 November
- 5 December (Annual Meeting of Members)

X. ADJOURNMENT. Meeting was adjourned at 8:21 pm.

XI. EXECUTIVE SESSION

A. Account settlement offer.

B. Meeting adjourned at 8:23 p.m.

XII. SCHEDULED HEARINGS. None.