

October Monthly Meeting
Herndon United Methodist Church, Room 110

20 October 2011

Board Attendees – Tim, Jeff, Frank, Morna, Mark, Tyrone

Meeting called to order by Tim @ 8:05PM, Jeff seconds the motion.

** Before beginning of Board Meeting: Neighborhood Management Review

- The board met with two companies, Spectrum and RCS Management (current).
- Two additional companies, Service First Management Co. and Stephens Co., will interview prior to the beginning of the November meeting.

Budget Expenses

- Prior to agreeing to community-focused events, the boards needs to more fully consider expenses beyond the event itself.
- For example, Movie Night at the pool. While the board agreed to subsidize the cost of equipment necessary to screen the movie, it was not realized that lifeguards would be on duty during the event as the pool was not closed down prior. This was considered a wasteful expense as the movie was screened outside of the pool area.
- Despite increased rigor in the evaluation of future community events, the board believes that events unique and beneficial to the community on the whole should be subsidized if the budget allows.

Tot Lot

- Total project cost approximately \$9,000+ to repair and maintain the tot lot. Parts, shipping, and labor ~\$1,000; Platform and railings ~\$7,000; Mulch ~\$1,400; install \$480.
- The useful life of the tot lot has been somewhat extended with these repairs and replacements, however, thought needs to be given to further extending the life of the current structure or consider full replacement in 3 years.

Sprinkler system in the Pool House

- Fire safety inspection: issue with the need for a 'year-round' sprinkler system in the pump room.
- Options: 1) Heat tape, but only if there is a monitoring system. Currently, there is no external access to the pool house. 2) Not able to drain the system as it needs to be 'year-round'. 3) Remove the pump at the end of every season and pay for storag. ~\$200 every year. 4) Antifreeze-loop is another option.

Tennis Court

- New anchors have been installed.
- Straps on net are up while anchors are curing.

Trail and Tree Clean-up

- On going project: a tree previously identified as needing to be removed was never included in the final contract with HD Landscaping. YardsRUs was able to remove this and an additional tree recently discovered for a significantly reduced cost (close to half).

Community Lawn and Landscaping Bids for Contract

- The current contract with Meridian is through 2012. However, it needs to be renewed at the end of each year (by both parties?).
- The board will review competitive bids from 2-3 additional companies at the Nov 2011 meeting.
- It is difficult to estimate square footage as the majority of the 'public' areas lie around the pool and alongside the walking trails.

Architectural Compliance

- A home owner's current application for an above-ground was denied by the ARC because it's not in keeping with the governing rules and regulations of the community.
- Several homeowners (3) have not responded to repeated requests to paint and repair their homes. RCS requests the boards authorization for more forceful follow-up with these homeowners. The board reviewed several possible 'next-step' options to address these issues.

It was decided to assess charges of \$10/day for 90 days at the end of which time, if the issues are not resolved, than the HOA will repair them. The assessments are to begin 21 days after receipt of notification of these more 'forceful' procedures.

- Sugarland Run Repairs: 1) Sink hole near Wiehle. 2) Bridge replacement needs to be much bigger (possibly humped as the water bottle-necks at this point) than previous two bridges. Owen Mills President supports the replacement, however, it is up to the county to initiate and cover cost of replacing the bridge.

Tim motioned to adjourn at 9:30PM; Morna seconded the motion.