

Approved Minutes of the 04/12/2017 SSHOA Board Meeting

Board Members Present: Stephen Buckner, President, Donna McCraith, Vice President, Rich Riordan, Secretary, Cindy Cole, Treasurer, and Jon Carlo Trujillo member. Unable to attend were John Giuliani, Dan Germain and Geoff Ballou members. No homeowners attended.

The meeting was called to order at 7:05 pm in the teacher's room of Hunt Valley Elementary School.

The Minutes. Cindy moved and Jon Carlo seconded that the minutes of the January meeting be approved as corrected.

The next board meeting is scheduled for 07/12/2017 at 7:00pm in the Hunt Valley Elementary Cafeteria unless otherwise determined.

1. Milestones and Key Dates. These new dates and more are listed on the association web site, *SpringfieldstationHOA.org*

Board meeting, Wednesday 01/11/2017. **Complete**

Board meeting, Wednesday 04/12/2017. **Complete**

Dues letter out 04/30/2017.

Spring Cleanup 05/13/2017.

Dues due in 05/31/2017.

Board meeting, Wednesday 07/12/2017.

Annual meeting Thursday 09/21/2017.

Board meeting, Wednesday 10/11/2017

2. Financial Results. Cindy Reported by Email our financial status as of 31 March, 2017. We did not have any expenses in the first quarter. The balance in the checkbook is \$97,149.72, with \$83,800.13 set aside in the Capital reserve fund. There is a balance of \$24,130.72 in the investor deposit account, the mini-court fund owned by the mini-court residents.

3. Cleanup and Grounds Maintenance. A. Neighborhood Cleanup is scheduled for May 13. Two trucks have been ordered and will be at the tennis courts at 0900. Each will go through the neighborhood one time, one truck for yard waste and one for trash.

B. Joyce Giuliani has worked with a landscape contractor and would contact him regarding cleaning, weeding and planting some annuals around the sign. The board approved her seeking an estimate from the contractor.

C. Donna will follow up with J.K. Landscaping for a cost to augment the special mulch on the playground.

D. Premium Landscaping, our grass mower, has raised it's price slightly to \$98.00 per cut. The board approved. Premium will cut 31 times between 3 April and 30 October, plus two leaf removal passes in November and December.

E. We will address the cleanup of the front wall bed, the playground, and the steps leading to the common area at the end of Langford Court.

4. Insurance. Insurance went up to \$1635.00 versus \$1500.00 last year. We will pay that.

5. Registration. We are registering with the VA Real Estate Board, as required.

6. Disclosure Packets. Donna sold 6 packets so far, a high number for this early in the season. Two of the houses have closed, a Chelsea for \$625,000 and a James for \$560,000. Four other houses are on or going on the market.

7. Tennis Courts Upgrade. Cindy did an excellent job of presenting the 5 options for upgrading the tennis court area. The options are:

A. Rehabilitate the subgrade of the existing tennis courts, construct a new tennis court and a new general purpose court, both with a versa court overlay. Remove the basketball court and plant grass.

B. Rehabilitate the subgrade under one tennis court. Construct one new general purpose court, overlay with versa court. Remove the remaining courts and plant grass.

C. Repair existing tennis court surfaces, (we did this in 2012 at a cost of \$4100.00) overlay both courts with versa court, one a general purpose court and one a tennis court. Remove the basketball court and plant grass.

D. Repair the existing surface of one court and overlay with versa court for one general purpose court. Remove all remaining court areas and plant grass.

E. Remove all the courts and build a park area.

F. Common to all options at various costs depending on the scope, are the fence and gate replacement, nets, anchors, cranks, windscreens, basketball goals, volleyball lining and benches.

We will require County approvals, which entail significant fees. A special homeowner assessment will be required for the more expensive options.

We will continue our research and dig deeper into the issue at our July meeting.

The meeting was adjourned at 7:58pm

Respectfully Submitted,

Rich Riordan Secretary