

MINUTES SSHOA 2011 GENERAL MEMBERSHIP MEETING 09/28/11

SSHOA Board Attendees: Jim Askew, President, Donna McCraith, Vice President, Rich Riordan, Secretary, Amy Verdin, Bob Personette, Dan Germain and Stephen Buckner members and Mary Anne McClelland, registered Agent/Treasurer and non-voting member. Unable to attend: John Giuliani and Greg Milonovich, members.

1. The meeting came to order at 7:00 PM. These minutes follow the order of the slide presentation. The entire briefing has been posted to the SSHOA Web Site. The Agenda:

Greetings/Introduction of the SSHOA Board
SSHOA Financial Status
2010-2011 SSHOA Success Stories
Huntsman Dam Upgrade Status
Alternatives for Tennis Court Area
Review Actions to be Taken
Elect New SSHOA Board
Next General Membership Meeting, Close

2. 2011 Budget. The 2011 budget was presented. It is back to normal now that the recent capital improvements have been paid for. The 2011 budget is \$13,406.00, of which \$7467.39 has been spent. The 2010 budget was \$43,787.00, actual expenditure was \$39,988.00.

3. Financial Statement. The association's financial statement as of August 31, 2011 shows \$39,806.82 on hand. In addition, \$19,335.01 is reserved for use by the 8 individual mini-courts for maintenance and is not available for SSHOA general use.

4. Success stories since the last meeting: Had books audited with no deficiencies. Repaired 3 stairs and constructed a new one at the playground. Cleaned accumulated leaves from all common areas. Landscaped the neighborhood entrance. Removed dead and fallen trees as required. Conducted neighborhood cleanup days. Collected all dues in 2011, third year in a row. .

5. The SSHOA Official Web Site. Our web site continues to be improved and increase in usefulness. The membership was urged to visit.

6. Huntsman Pond. Presented an update on the impending renovation of the Huntsman pond dam and spillway. Construction is scheduled to start in September 2012.

7. Improving the Tennis Court Area. As directed we had an engineering study of the 3 alternatives specified at the last general membership meeting. The study was done by GeoEnv Engineers. They confirmed that the tennis court area was originally filled with unsuitable fill and this and excessive subsurface drainage causes the cracks in the surface of the courts. We asked them to develop the 3 alternatives with cost estimates for each.

Alt 1. Remove pavements, fix drainage problem and construct one tennis court and one general purpose court and landscape the rest of the site with grass. Cost \$163,000.

Alt 2. Remove pavements, fix drainage problem and construct one general purpose court and landscape the rest of the site with grass. Cost \$115,500

Alt 3. Remove pavements and landscape the site with grass only. Cost \$72,000

Given that we can accrue a maximum of \$10,000 per year for capital improvements at the current level of dues, the board investigated and presented three additional lower cost options. They are:

Option 1. Do nothing, use at your own risk

Option 2. Patch the cracks in all three courts using the same contractor who overlaid our paths. The patch is estimated to last 2-3 years. Cost \$4100

Option 3. Overlay existing tennis courts, after patching the cracks, with Versa Court, a plastic surfacing product. There are two possibilities for this option”

1. Overlay one tennis court and a general purpose court side by side.

2. Overlay only a general purpose court.

NOTE: None of these options addresses the drainage problem, we would live with it.

We would repair the existing basketball court and convert it to a Tot Lot.

DISCUSSION:

The GeoEnv alternatives permanently fix the drainage problem, but are very expensive relative to our income and would take years to complete.

Board option 1, do nothing, while the least expensive could put the association at risk

Board option 2. The patch option, is a band-aid fix and the cracks will return

Board option 3. The Versa Court option provides a better surface, but maintenance to repair cracks will still be required. The board left the decision of which Versa Court possibility to implement to the future, when funds are available.

In order to complete any of the alternatives or board option 3 in the next couple of years, we would need a very large increase in annual dues or a very large one time assessment of each household. Given the current economic conditions:

A. The board recommended that:

A. We do the work over time within our current cash flow.

B. We repair the cracks now by patching next spring at a cost of \$4100. We have the funds to do this.

C. We accrue funds in an escrow account toward implementing one of the Versa Court alternatives.

a. We consider the Versa Court alternatives in the 2014-2015 time period

b. We consider making the existing general purpose court into a tot Lot at

that time

D. We report back to the General Membership annually on how the repairs are holding up

a. We do a second patching of cracks if needed

b. We get final approval on the versa court alternative when the size of the escrow account permits construction planning.

It was moved and seconded that the membership accept the Board's recommendations A through D as presented for implementation. There were 22 homes represented. Motion passed 22 yeas, 0 nays.

8. Election of the new Board. The 9 home owners who volunteered to serve on the Board are: John Giuliani, Donna McCraith, Rich Riordan, Dan Germain, Greg Milonovich, Amy Verdin, Stephen Buckner, Jim Everett and Cynthia Cole. The membership by unanimous consent elected the 9. Officers will be chosen by the Board at its next meeting as provided for in the bylaws.

Jim Askew, President for many years and one of the people who resurrected the association in 1989 resigned from the board as of this meeting. Jim has been the key person who has kept the board operating at high efficiency providing needed services to the community, such as the yearly neighborhood clean-up, ensuring that the association was covered by insurance and compliant with all federal, state and local regulations, including the IRS, and being the go-to person when questions or conflicts between neighbors occur. Thanks Jim from all of us.

Bob Personette, board member extraordinaire resigned from the board as of this meeting. Bob has been on the board for more than 10 years, probably many more. He ran the tennis courts before they became cracked managing keys and schedules, and led the effort to determine the cause of the cracks and to find a cost effective solution. For several years the solution was to patch the cracks, which Bob managed cost effectively. We will greatly miss his willingness to work, his common sense and his ability to ask the cogent question. Thanks Bob from all of us.

Mary Anne McClelland, our registered Agent/Treasurer and non-voting member of the board resigned from the board as of this meeting. Mary Anne has, for the past 4 years kept the association's books, ensuring their accuracy to the extent that our auditor refunded part of his fee because the books were in such good order they were very easy to audit. Mary Anne has made many suggestions for cost savings and cost effective management of our accounts. We will miss her knowledge and guidance. Thanks Mary Anne from all of us.

We welcome Cynthia Cole and Jim Everett, newly elected members of the board. We thank you for volunteering and look forward to working with you.

8. Other discussion Items. Jim reminded everyone that we should not dump trash or yard waste in the common areas; that dogs should be on a leash and cleaned up after; and that trees and shrubs that encroach onto sidewalks should be trimmed. These last two are Fairfax County regulations. He also asked that if you have sidewalks in front of your lot that you shovel them after snow storms. There is no Fairfax County law or regulation requiring that sidewalks be shoveled, but many neighborhood kids use the sidewalks to

walk to school and other neighbors use the walks to get their exercise even in the cold of winter.

We will tackle the Bylaws update in 2012.

The next general membership meeting is tentatively scheduled for next spring.

After a review of our accomplishments at the meeting, we adjourned and went home at 2010.

A list of attendees is attached.

Respectfully submitted

Rich Riordan, Secretary

Attendees at 9/28/11 Membership Meeting

Jim Askew
Donna McCraith
Rich Riordan
Joyce Giuliani
Bob Personette
Fred and Susan Woody
Tom Zsakany
Charles and Mary Anne McClelland
Bob and Arlene Norrell
R.C. Bosley
Stephen Buckner
Amy Verdin
Ann Oliver
Heather Chapman
Dan Germain
Jim Everett
Cynthia and Grafton Cole
Kathleen Pablo
Virginia and Fred Berg
Patrick Kiser
Judy and Carl Sensi
Ed Granp