SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
JANUARY 22, 2025
www.springfieldstationhoa.org

CALL TO ORDER

The first quarterly (Q1) meeting of the Springfield Station Homeowners Association (SSHOA) Board of Directors (BoD) meeting was called to order at 7:41 pm on January 22, 2025 at 8737 Cuttermill Place.

1) Attendance

Louanna Dorazio (President)
Megan Caprio (Vice President)
Gail Simpson (Secretary)
Anwar Zzaman (Member-at-Large)
Jim Klein (Member-at-Large)
Taylor Chasteen (Member-at-Large)
John Giuliani (former President)

Not in Attendance

Dan Germain (Registered Agent)
Ian Hutchins (Treasurer)
Andrew Segerman (Member-at Large)
Martha Kiene (Member-at-Large)
Juan Osorio (Member-at-Large)
Debbie Dosch (Member-at-Large)

2) Approval of Minutes from October 28, 2024 Q4 Board Meeting

Motion: Moved by _____to approve and seconded by _____, followed by unanimous approval of the minutes of the previous Q1 SSHOA Board meeting on January 22, 2024.

RECURRING BUSINESS

3) Financial Report

3a) Overview

	General Checking Account #7684	Mini-Court Checking Account #8139
4/30/2025	$91,738.21	$19,237.80

3c) Expenses Estimated 2025

D&O plus liability HOA insurance	$1850
Premium for lawn mowing & leaf clean up	$5300
Common area maintenance	$390

TOTAL	$7540

3e) John has a check for $101 needs to check with Dan to find out what it is for. Did we ever figure this out?

3f) Look into changing banks with a higher interest rate for checking and savings. Currently receiving no interest on bank account. Currently Capitol One has 3% interest on savings accounts.

4) Assessments

- HOA Dues for 2025 – increase by 3% or CPI whatever is greater (January 2025 CPI was 2.7%)
- Current dues
    - $132- 182 General dues
    - $24 – 39 mini courts
- Propose Increase to
    - $136.00 General Dues (132 x 1.03 = 135.96)
    - $25.00 for Mini courts (24x 1.03 = 24.72)

Motion: Moved by _____ to approve and seconded by _____, followed by unanimous approval of the _____ on May 8th 2025.

5) SPORT COURT

5a) Asphalt needs resealing in 2025. John Giuliani will get estimates. No action taken on when to schedule. Need done ASAP

5b) Repainting of basketball ($1,850.00) and pickleball ($475.00) court lines. Estimates from Backyard Creations. No action taken.

Motion: Moved by _____ to approve and seconded by _____, followed by unanimous approval of the _____ on May 8th 2025.

6) OTHER COMMON AREAS

6a)

- Volunteer sign up for common area cleanups.
- Weeding and mulching of tot lot done November 9th and laying down Preen at tot lot.

6b) Discussion on shoveling of common areas??

NEW BUSINESS

- Move Money to New Bank add Megan Caprio and Louanna Dorazio to accounts

12) OLD BUSINESS

- Taxes filed by Dan Germain
- VA SSC (State Corporation Commission) annual fee of $25 and report due by 1/31/2025
- Directors and Officer Liability insurance with Nationwide renews December 8 each year
- View/Access to SSHOA Bank Statements
- Board of Directors (BoD) Guide
- Revised Disclosure Packets – Dan Germain
- Architectural Control Committee
- Memorial plaque for Donna McCraith, Rich Riodan, Manny Pablo.
- Delinquent accounts procedures
- Sport Court and paths resealing
- Upload approved minutes to the website
- D&O and common area insurance renewal

TENTATIVE MEETING DATES

Q2 19 May 2025
Q3 11 Aug 2025
General Meeting: 20 Sep 2025; rain date 27 Sep 2025
Q4 20 Oct 2025

ADJOURNMENT

Motion: Moved by _____ and seconded by _____, followed by unanimous approval to adjourn the meeting at _____ p.m.