**SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION**

**BOARD OF DIRECTOR'S MEETING MINUTES**

**AUGUST 20, 2025**

**www.springfieldstationhoa.org**

## CALL TO ORDER

The second quarterly (Q3) meeting of the Springfield Station Homeowners Association (SSHOA) Board of Directors (BOD) meeting was called to order at 7:34 pm on August 20, 2025 at 8737 Cuttermill Place.

## 1) ATTENDANCE

**Present**
Louanna Dorazio (President)
Megan Caprio (Vice President)
Gail Simpson (Secretary)
Jim Klein (Member-at-Large)
Taylor Chasteen (Member-at-Large)
Emily Segerman for Andrew Segerman (Member-at-Large)

**Not present**
Ian Hutchins (Treasurer)
Dan Germain (Registered Agent)
Martha Kiene (Member-at-Large)
Juan Osorio (Member-at-Large)

## 2) APPROVAL OF MINUTES FROM May 8, 2025 Q1 BOARD MEETING

Motion to approve the minutes of the previous Q2 SSHOA Board meeting on May 8, 2025. Moved by Megan Caprio and seconded by Emily Segerman followed by unanimous approval by the SSHOA Board.

## RECURRING BUSINESS

## 3) Financial Report

3a) Overview

| | General Checking<br>Account #7684 | Mini-Court Checking<br>Account #8139 |
|---|---|---|
| 08/20/2025 | $98,180.78 | $19,238.28 |

3b) Expenses Estimated 2025

| Description | Amount | Total |
|---|---|---|
| D&O plus liability HOA insurance | $1,850.00 | |
| Premium for lawn mowing & leaf cleanup | $5,300.00 | |
| Common area maintenance | $ 390.00 | $7,540.00 |

3c) Louanna will be opening a new business checking and savings account from Capitol One with 3.7% APY interest, no fees with a minimum of $3,000 balance.

4) **ASSESSMENTS**

- HOA Dues report need to get from Dan
- Delinquent accounts

5) **SPORT COURT**

5a) Jim Klein and Megan Caprio reached out to different companies to get estimates to reseal the Sports Court. Of the three quotes they felt United Asphalt was the most organized and responsive. Jim Klein received a quote from United Asphalt (5/9/2025) for $6,500. The Board voted by email dated 5/21/2025 to move forward with re-sealing. Jim accepted the proposal on 5/23/2025 and scheduled the court to be sealed 06/06/2025. Jim removed the basketball nets and pads from goal posts.

VOTE RESULTS VIA EMAIL DATED 5/21/2025 from Louanna Dorazio

- Megan Caprio YES
- Jim Klein YES
- Andrew Segerman YES
  Emily Segerman YES
- Anwar Zaman YES
- Gail Simpson YES
- Taylor Chasteen YES

The date for sealing was delayed to 06/21/2025. Anwar and Taylor volunteered to remove the pickleball net to the back fence and clean the court of any debris and weeds in preparation for the re-sealing. Recommended the court remain closed through 07/01/2025.

5b) Backyard Creations will be painting the basketball and pickleball court lines on 08/21/2025.

5b) Jim Klein will get quotes from Premium Lawn and Landscape trimming of the Crepe Myrtle and the protected Cypress trees (if allowed by Fairfax County) along the fence line; Megan will get a second quote.

5c) Taylor will look into fixing basketball nets.

6) **OTHER COMMON AREAS**

6a) Make a to-do list and use Facebook or send out email with a Sign Up Genius link so residents are aware of common area clean-up/repair needs. Will discuss this at the annual General Meeting. Areas of concern:

· Clean up steps on Langford, needs new treads

· Help with replacing stairs leading to Sport Court, possibly in the fall of 2025.

· Paths from Langford, Arley, Aquary and steps at tot lot need weeding

6b) Asphalt breaking away near Arley path. Need to do work on clearing the path and drainage pipe. Estimated cost should be added to the CIP for future repairs. Jim Klein will contact the county for help with fixing the area.

7) **NEW BUSINESS**

7a) The Treasurer position is vacant.

7b) Annual General Membership meeting is scheduled for September 20th (with rain date of September 27th). Jim will put the flyer together to be sent out. Topics to highlight at the meeting:

- What the HOA pays for
- List of what volunteers do
- Changing banks
- General clean up/maintenance needed

7c) It was mentioned that a member of Winston Knolls HOA, Anna Carson, has been investigating speed/traffic mitigation options with County Supervisors. A meeting is scheduled for September 2nd.

**TENTATIVE MEETING DATES**

General Meeting: 20 Sept 2025; rain date 27 Sep 2025

Q4 20 Oct 2025

**ADJOURNMENT**

Motion to adjourn the meeting at 8:50 p.m.. Moved by Louanna Doraio and seconded by Megan Caprio, followed by unanimous approval by the SSHOA Board.