

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
March 16, 2017
APPROVED

BOARD MEMBERS PRESENT

Dave Mikkelson – President
Jim Preston – Vice President
Ann Marlin – Member at Large
Scott Dominick – Secretary

BOARD MEMBERS ABSENT

Jon Short – Treasurer

MANAGEMENT PRESENT

Victoria Garner – Vice President, Cardinal Management Group, Inc.

HOMEOWNERS PRESENT

Kevin & Denise Korpinen – 7597 Lindberg Drive
Jennifer Harchick – 7761 White Heron Trail
Bo Marlin – 7590 Lindberg Drive
Clancy Preston - 7598 Lindberg Drive
Melissa Schweitzer – 7592 Lindberg Drive

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Dave Mikkelson called the meeting to order at 7:03 p.m., noting the presence of a quorum.

Approval/Modification of Agenda: No modifications made.

SPECIAL GUEST

Justin Pistore, Section Chief, Stormwater Planning Division, from the Fairfax County Department of Public Works and Environmental Services:

Presented a new initiative by Fairfax County to install a “bandalong” stormwater trash collection management system in Little Hunting Creek. The bandalong will be located on The Grove conservation easement property behind the Mt. Vernon shopping center. The county will cover all costs and maintenance of this project. The Board had no objection to the installation and approved.

COMMUNITY FORUM

Jennifer Harchick brought to the Board’s attention several issues on White Heron, including wilting evergreen trees near the tot lot and the sinking retention wall and common area behind

her townhome. Management has been monitoring both situations closely and will request recommendations from Palmer's Property Maintenance.

Kevin Korpinen presented the status of adding stairs to his back deck and requested The Board reconsider decision on locating the stairs along the side of the home. Board agreed to discuss during executive session.

BOARD OF DIRECTORS REPORTS

President- Dave Mikkelson

- Street pre-treatment was not recommended by the contract company for most recent winter weather. This is standard when the temperatures are forecast above freezing. Sanding of the roads before the snowfall has not met expectations in the past since either the initial rain washes away the sand or the plows push the sand to the sides along with the snow. At \$1200 per sanding, we prefer to wait until after the plows go through to sand. In the past, we have had many forecasts of snow which resulted in no snow occurring, leaving the roads a mess from the sanding.
- Board will need to select WHT Tot Lot seesaw replacement
- The new "boilerplate" contract covers recently implemented by Cardinal Management is a great tool for protecting the interests of the association.
- The archived community records that were retrieved from Iron Mountain and stored at the president's home will now be stored by the Board secretary. Storage fee at Iron Mountain is currently \$36/box per year.
- Management will mail pool stickers and cover letter to community members. Board will put out information via email/social media/newsletter. For members who need to apply for a new pool pass, the application will be on the GATHM website.

Vice President- None

Treasurer- None

Member at Large- None

Secretary- Electronic votes: It was reported that the Board conducted five (5) votes via email.

1/25/2017 – Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted by email to approve the January 2017 meeting minutes. The motion carried unanimously.

2/1/2017 – Upon motion made by Ann Marlin and seconded by Jon Short, the Board voted by email to approve the American Disposal Contract for a term of 60 months with the first-year cost of \$69,789. The motion carried unanimously.

2/5/2017 – Upon motion made by Dave Mikkelson and seconded by Ann Marlin, the Board voted by email to cancel the February 2017 board meeting. The motion carried unanimously.

2/28/2017 – Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted by email to approve the Sundek proposal to install poolhouse baseboard tile for \$3,942. The motion carried unanimously.

3/9/2017 - Upon motion made by Dave Mikkelson and seconded by Jim Preston, the Board voted by email to approve the modified poolhouse contract from Kolas Contracting for an additional \$4,789.59. The motion carried unanimously.

COMMITTEE REPORTS

Communications – Newsletter to be mailed shortly.

Website – None

Covenants – None

Landscape – Will replace dead tree near poolhouse and add some hollies near pool fence.

Pool – Poolhouse renovation is underway and on-schedule.

Social – Working to fill chairperson position.

Neighborhood Watch – None

MANAGEMENT REPORT

Administrative

Financials:

Management announced there is a CD coming to maturity at the end of the month of April. Advised Board that another HOA meeting will occur before then, can postpone decision till next month.

Grounds & Maintenance

Work Orders: There are no open work orders at this time.

Contracts

Snow: Contract is up for renewal. Management requested a proposal.

Poolhouse Cleaning: Management requested a proposal.

Sidewalk repair proposal: Management sent the Board a proposal from Finley Asphalt.

UNFINISHED BUSINESS

Yard of the Month will take place again this year, May – September.

NEW BUSINESS

None.

EXECUTIVE SESSION

Upon motion made by Dave Mikkelson and seconded by Scott Dominick, the Board voted to enter Executive Session at 8:29 p.m. to discuss open ARC violations, ARC applications, and delinquent accounts. The motion carried.

Upon motion made Jim Preston and seconded by Dave Mikkelson, the Board voted to exit Executive Session at 9:15 p.m. The motion carried.

Upon motion made by Dave Mikkelson and seconded by Jim Preston, the Board voted to approve all decisions made in Executive Session. The motion carried.

Unit file #: 5546 – Vehicle with expired plates. Assess \$10/day
RB file #: 756168 – Write off total balance of \$5,265 as bad debt.

Upon motion made by Dave Mikkelson and seconded by Jim Preston, the Board voted to approve previously disapproved ARC application for deck stairs alongside of home on 7597 Lindberg with the condition the 3 neighbors approve who will have visibility of the steps and that the fence is not moved forward from the current position of 1/3 forward from the back of the home. The motion carried by a vote of 3 to 1.

ADJOURNMENT

Upon motion made by Dave Mikkelson and seconded by Jim Preston, the Board voted to adjourn the meeting at 9:17 p.m. The motion carried.

The next Board of Directors meeting is scheduled for Thursday, April 20, 2017, at 7:00 p.m. at the Mount Vernon Government Center.

Respectfully submitted by Scott Dominick