

THE GROVE AT HUNTLEY MEADOWS
HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
August 23, 2018

APPROVED

BOARD MEMBERS PRESENT

Jim Preston - President
Scott Dominick – Vice-President
Scott Kieffer – Secretary
Carlton Battle – Treasurer
Kenyatta Williams – Member-at-Large

BOARD MEMBERS ABSENT

None

MANAGEMENT PRESENT

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

HOMEOWNERS PRESENT

Gary Kosciusko – 7706 Audubon Meadow Way (Covenants Committee)
David Petrie – 7552 Great Swan Ct (Architectural Committee)
Rosario Vizcarrondo – 7591 Grey Goose Way
Hayley Green – 7609 Grey Goose Way
Melissa Schweitzer – 7592 Lindberg Dr
Jay Rangan – 7528 Lindberg Dr
Michael Hynes – 7523 Lindberg Dr
Jansen Evans – 7534 Lindberg Dr
Jim Reese – 7547 Great Swan Ct
Robert Blunt – 7753 White Heron Tr
Alyssa & Jose Obando – 7745 White Heron Tr

CALL TO ORDER/VERIFICATION OF QUORUM

Board President Jim Preston called the meeting to order at 7:00 p.m., noting the presence of a quorum.

Approval/Modification of Agenda: No modifications made.

MEMBERS OPEN FORUM

Nothing discussed during community forum.

BOARD OF DIRECTORS REPORTS

President – None.

Vice President – None.

Treasurer – None.

Secretary – Electronic votes: The Board completed three votes via email since the last Board meeting:

7/31/2018 – Upon motion by Jim Preston and seconded by Scott Dominick, the Board voted by email to approve the Spring Landscape Walk-through Proposal by Palmers. The motion carried unanimously.

8/6/2018 – Upon motion by Scott Kieffer and seconded by Jim Preston, the Board voted by email to approve the Minutes from the June 21, 2018 Board of Directors Meeting. The motion carried unanimously.

8/23/2018 - Upon motion by Jim Preston and seconded by Kenyatta Williams, the Board voted by email to approve the ARC Application to replace bathroom windows at 7543 Grey Goose Way. The motion carried unanimously.

COMMITTEE REPORTS

Communications – The Board discussed formalizing publication of the community newsletter every quarter, with all articles due three weeks prior to the publication date.

Website – None.

Covenants – The Covenants Committee reported the following:

- 2017 violations list has been cleared.
- There are still issues with commercial vehicles being parked in residential areas.
- Most violations from the Annual Walk-through appear to have been corrected but not reported back to Management as completed by the homeowners. The Covenants Committee Chair is conducting re-inspections.

Architectural – The Architectural Committee Chair noted there appears to be several houses in the community that have non-conforming paint colors. Management will re-look at ARC applications for those the Chair notes.

Clean-up – The Board is still looking for volunteers to head the Clean-up Committee.

Landscape – None.

Social – The next scheduled social event is the Community Block Party on August 25, 2018.

Neighborhood Watch – None.

Pool – The contract for pool maintenance will be re-bid for the 2019 pool season.

MANAGEMENT REPORT

Financials – Management noted a CD scheduled to mature September 26, 2018, and recommended it be reinvested within the ladder.

Upon motion by Scott Kieffer and seconded by Jim Preston, the Board voted to reinvest the expiring CD. The motion carried unanimously.

Rentals – Management noted the Association’s current rental percentage is 20%.

Annual Meeting – The Board set the date for the Annual Board meeting as December 6, 2018.

Grounds & Maintenance –

- Tot lot signs were replaced and posts painted.
- Tree pruning was completed last month.
- Retaining wall behind White Heron was completed. Management will work with Palmer’s to repair the turf this fall.
- All Recreation completed the tot lot safety inspection and tightened loose parts.
- Management is seeking proposals for paving the community streets.
- The Board discussed the drainage concerns behind White Heron Trail. Management will seek proposals for opening the canopy (i.e., thinning the foliage) above the standing water in order to help dry the area. Due to the heavy rainy season this year, Management and the Board will re-look at this area next spring.

Pool – Management has inspected the pool house periodically and found it to be clean and the guards attentive. The white coat on the pool appears to be stained and failing; a proposal will be requested to repair in the spring.

Snow Contract – Management recommended renewing the snow management contract with Shenandoah Landscape Services for the next three years.

Upon motion by Jim Preston and seconded by Carlton Battle, the Board voted to renew the snow management contract with Shenandoah Landscape Services for the next three years. The motion carried unanimously.

Grounds Contract – Palmer's Property Maintenance has recently been acquired by LandCare USA, LLC. LandCare will assume the obligations in the communities landscape service agreement.

UNFINISHED BUSINESS/NEW BUSINESS

State Senator Scott Surovell, Lee District Supervisor Jeffrey McKay, and several Fairfax County staff members attended the meeting to provide background and discuss the proposed removal of the shared-use path and minor paved trail in Huntley Meadows Park from future planning. The amendments for the proposals can be found at the following locations:

Trail Plan Amendment webpage: <https://www.fairfaxcounty.gov/planning-zoning/plan-amendments/huntley-meadows-park-tr1>

Path Plan Amendment webpage: <https://www.fairfaxcounty.gov/planning-zoning/plan-amendments/huntley-meadows-park-bk1>

Important dates for these plan amendments are:

- Public release of the Staff Report: August 30, 2018
- Planning Commission Public Hearing: September 27, 2018, 7:30 PM (*Board Auditorium, 12000 Government Center Pkwy., Fairfax, VA*)
- Board of Supervisors Public Hearing: October 30, 2018, 4:00 PM (*Board Auditorium, 12000 Government Center Pkwy., Fairfax, VA*)

EXECUTIVE SESSION

Upon motion made by Scott Kieffer and seconded by Scott Dominick, the Board voted to enter Executive Session at 9:15 p.m. to discuss ARC applications, open ARC violations, and delinquent accounts. The motion carried unanimously.

Upon motion made Scott Kieffer and seconded by Jim Preston, the Board voted to exit Executive Session at 9:21 p.m. The motion carried unanimously.

Upon motion made by Scott Kieffer and seconded by Scott Dominick, the Board voted to approve all decisions made in Executive Session. The motion carried unanimously.

ARC Applications:

- 7543 Grey Goose Way: Enclose utility – *Approved.*
- 7509 Lindberg Dr: Fence – *Disapproved.*

ADJOURNMENT

Upon motion made by Scott Dominick and seconded by Jim Preston, the Board voted to adjourn the meeting at 9:25 p.m. The motion carried.

The next Board of Directors meeting is scheduled for Thursday, October 18, 2018, at 7pm.

Respectfully submitted by Scott Kieffer