

**The Grove at Huntley Meadows Owners Association
Minutes of the Board of Directors Meeting
February 19, 2008**

APPROVED

BOARD MEMBERS PRESENT

Allison Doyle, Vice President
Jim Preston, Treasurer
George Karsadi, Member at Large
Cindy Ford, Secretary

BOARD MEMBERS ABSENT

Meredith Elkins, President

MANAGEMENT ATTENDEES

Joe Whitney	Community Manager, Cardinal Management Group
Marya Unrath	Recording Secretary

I. CALL TO ORDER, VERIFICATION OF QUORUM

The meeting was called to order at 7:35 p.m., noting the presence of quorum.

II. ELECTION OF OFFICERS

Ms. Doyle noted the Board of Directors met on February 18, 2008 to elect the slate of officers, as noted above.

III. OPEN FORUM

None presented.

IV. PRESIDENT'S REPORT

Noting the absence of the President, no report presented.

V. TREASURER'S REPORT

None presented.

VI. MANAGEMENT REPORT

ADMINISTRATIVE

- Mr. Whitney presented the draft Board roster for the members to edit and provide update information.

- The Board gave Mr. Whitney an Action to provide the December 20, 2007 Minutes.
- Mr. Whitney presented the Annual meeting minutes for the Board's review and corrections; however they would not be approved until the next Annual meeting by the full membership.

FINANCIALS

- It was noted the Financials ending January 31, 2008 showed \$160,000.00 in the operating account.
- Ms. Doyle presented a list of questions to Mr. Whitney as an action item to research.
- Mr. Whitney was given an action to research a repair invoice for \$274.88.
- Discussion regarding obtaining a sweep account.
- Discussion regarding the draft 2008 budget, which included modifications such as including a place holder for clubhouse modification related costs.

Upon a motion made by Ms. Doyle and seconded by Mr. Karsadi, to approve the 2008 Budget as amended. Motion passed.

CONTRACTS

- Mr. Whitney was given an action to research a \$5k+ invoice from Triple State plumbing from 2007 for repairing a water main break near a homeowner's yard.
- Management presented the 2004 and 2005 Association financial audits.

Upon a motion made by Ms. Doyle and seconded by Mr. Preston to approve the 2004 and 2005 financial audits. Motion passed.

Discussion regarding installing "deer crossing" signage on Lindberg.

Upon a motion made by Ms. Doyle and seconded by Ms. Ford for Management to purchase and install deer crossing signage on Lindberg at a not-to-exceed cost of \$125.00 each. Motion passed.

- Discussion regarding "no parking" signage was tabled.
- Management reported Centex was re-installing concrete around the mailboxes on Grate Swan Court.
- Management reported the exposed electrical wiring at 7538 Lindberg was reported to Dominion Power.
- Management was given an action to obtain a 2006 audit letter.
- Management was given an action to provide the October minutes in Final form.
- Management was given an action to research whether the Police were given Board authorization to patrol the community or if they only enter the community when called upon.
- Discussion of dog-dooey stations was tabled.
- Management was given an action to obtain 2008 Landscape proposals which include the grass replacement project.

- Management reported a 2008 Pool contract rfp was being drafted and sent to contractors. Ms. Doyle requested the rfp have two options, (1) being as it is now and (2), adding Tuesdays and some later closings. Management noted there may be an issue with lighting for later closure and took an action to research.

VII. REVIEWAL/APPROVAL OF MINUTES

Upon a motion made by Ms. Doyle and seconded by Mr. Karsadi, to approve the minutes of the November 20, 2007, as presented. Motion passed.

VII. EXECUTIVE SESSION

The Board entered into Executive Session at 8:43 p.m.

The Board returned to open session at 8:46 p.m.

Upon a motion made by Ms. Doyle and seconded by Mr. Preston, to send all accounts over \$500.00 or 90 days past due to the attorney.

VIII. ADJOURNMENT

Upon a motion made by Ms. Doyle, and seconded by Mr. Preston it was unanimously agreed that the meeting be adjourned at 8:46 p.m.

Respectfully submitted,

Marya Unrath
Recording Secretary

Approved By,

SUMMARY OF MOTIONS

Upon a motion made by Ms. Doyle and seconded by Mr. Karsadi, to approve the 2008 Budget as amended. Motion passed.

Upon a motion made by Ms. Doyle and seconded by Mr. Preston to approve the 2004 and 2005 financial audits. Motion passed.

Upon a motion made by Ms. Doyle and seconded by Ms. Ford for Management to purchase and install deer crossing signage on Lindberg at a not-to-exceed cost of \$125.00 each. Motion passed.

Upon a motion made by Ms. Doyle and seconded by Mr. Preston, to send all accounts over \$500.00 or 90 days past due to the attorney.

SUMMARY OF MANAGEMENT ACTIONS

- The Board gave Mr. Whitney an Action to provide the December 20, 2007 Minutes.
- Ms. Doyle presented a list of questions to Mr. Whitney as an action item to research.
- Mr. Whitney was given an action to research a repair invoice for \$274.88.
- Mr. Whitney was given an action to research a \$5k+ invoice from Triple State plumbing from 2007 for repairing a water main break near a homeowner's yard.

Upon a motion made by Ms. Doyle and seconded by Ms. Ford for Management to purchase and install deer crossing signage on Lindberg at a not-to-exceed cost of \$125.00 each. Motion passed.

- Management was given an action to obtain a 2006 audit letter.
- Management was given an action to provide the October minutes in Final form.
- Management was given an action to research whether the Police were given Board authorization to patrol the community or if they only enter the community when called upon.
- Management was given an action to obtain 2008 Landscape proposals which include the grass replacement project.
- Management reported a 2008 Pool contract rfp was being drafted and sent to contractors. Ms. Doyle requested the rfp have two options, (1) being as it is now and (2), adding Tuesdays and some later closings. Management noted there may be an issue with lighting for later closure and took an action to research.

**The Grove at Huntley Meadow Owners Association
Minutes of the Board of Directors Meeting
March 18, 2008**

APPROVED

BOARD MEMBERS PRESENT

MEREDITH ELKINS	PRESIDENT
ALLISON DOYLE	VICE PRESIDENT
CINDY FORD	SECRETARY
JIM PRESTON	TREASURER
GEORGE KARSADI	MEMBER AT LARGE

HOME OWNERS PRESENT **2**

OTHERS IN ATTENDANCE

JOE WHITNEY	CARDINAL MANAGEMENT
MARYA UNRATH	INDEPENDENT RECORDING SECRETARY

CALL TO ORDER

The Board entered into Executive Session at 7:33 p.m. to conduct a scheduled hearing and reconvened into General Session at 7:42 p.m.

Upon a motion made by Allison Doyle, seconded by Meredith Elkins to defer the hearing of homeowner _____ to April 29, 2008. Motion passed.

Ms. Elkins called the regular meeting to order at 7:44p.m. noting the presence of a quorum of the Board.

COMMUNITY FORUM

A homeowner questioned why the hearing was cancelled and was told the homeowner was not present so it was being rescheduled on a later date.

APPROVAL OF MINUTES

The minutes of the Board meeting held on February 19, 2008 were available for Board review.

Upon a motion made by Allison Doyle, seconded by Jim Preston to table the minutes of the February 19, 2008 until the April 29, 2008 Board meeting. Meredith Elkins abstained. Motion passed.

PRESIDENT'S REPORT

- Ms. Elkins and Ms Doyle met with the ARB Committee to discuss the Spring site inspections. They tentatively agreed to meet on April 3, 2008 to discuss whether to have Cardinal Management provide the services at a cost of \$5.00 per unit; the second round being \$3.75 per unit.

VICE PRESIDENT'S REPORT

- Homeowner, Sean Frost has been appointed as the Landscape Project manager for projects. He will be sending out a landscaping RFP to a list of contractors.

COMMITTEE REPORTS

None.

- Management was given an action to send correspondence to all committee chairpersons requesting a monthly report.
- Management reported he sent e-mail correspondence to homeowner Clancy Preston regarding chairing a committee. Meredith Elkins took an action to follow-up with Mr. Preston.

MANAGEMENT REPORT

Financials:

- Discussion regarding a paid invoice from Triple State Plumbing for **\$5335.00**. Ms. Elkins noted she had no recollection of this job, or written correspondence authorizing, confirming or denying the work to be done.
- Management presented new information with regards to Tru Green paid invoice for **\$250.00** noting Tru Green had damaged a homeowners siding and had never returned to perform repairs. John Fitch (former CMG Management) authorized the repairs to be performed by another contractor using Association funds. The Board gave Mr. Whitney an action to withhold the **\$250.00** from the final Tru Green invoice when the the contract is terminated.

Contracts:

- Discussion regarding the 2008 pool contract. The RFP needed to be adjusted to reflect the pool being open 7 days a week. Management was given an action to obtain a 2008 pool services proposal from Continental and whomever the South Meadows community uses and send them via e-mail to the Board.
- Discussion regarding the excessive amount of trash that is generated in the community. Ms. Elkins noted she did not want to add a third pick-up day to the PSG contract; she just hoped for a better effort from the homeowners to keep the community clean. Management noted PSG had suggested temporarily cancelling the service to see how much trash is generated. Management was given an action to review the PSG contract to determine how many feet from the road to the woods that was contracted for trash removal.

Administrative:

- Management presented a “deer crossing” sign that was to be installed on Lindberg.

Upon a motion made by Meredith Elkins, seconded by Jim Preston to table the installation of the deer sign until a “children crossing” signs are ordered and installed at each entrance. Motion passed.

- Management presented a sample of a “no parking” sign.

Upon a motion made by Meredith Elkins, seconded by Jim Preston to table the installation of a no parking sign until a CPD is acquired. Motion passed.

- Management announced a 2006 audit would be conducted by Goldklang once the 2005 audit is signed; which Meredith Elkins then signed.
- Management presented forms from Wachovia Bank requesting an update of the Board members personal information.

UNFINISHED BUSINESS

- Management was reminded to send homeowners with gang tags on their property correspondence to remove the graffiti.
- Management was given an action to provide copies of all mailed homeowner correspondence in the Board meeting packets.
- Management was given an action to have the paint removed from the pillar on Cyrene.
- Management was given an action to have a contractor remove or repair the paint damage on the stop signs at Lindberg and Cyrene.

NEW BUSINESS

None

EXECUTIVE SESSION

The Board entered into Executive Session at 8:49 p.m. to discuss collection and other confidential matters (motioned by Ms. Elkins and seconded by Ms. Doyle) and reconvened into General Session at 8:52 p.m. (motioned by Ms. Elkins and seconded by Mr. Preston).

The April Board of Directors meeting was rescheduled to Tuesday, April 29, 2008.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Attest,

Marya Unrath
April 22, 2008

Association Secretary

Date

SUMMARY OF MOTIONS

Upon a motion made by Allison Doyle, seconded by Meredith Elkins to defer the hearing of homeowner _____ to April 29, 2008. Motion passed.

Upon a motion made by Allison Doyle, seconded by Jim Preston to table the minutes of the February 19, 2008 until the April 29, 2008 Board meeting. Meredith Elkins abstained. Motion passed.

Upon a motion made by Meredith Elkins, seconded by Jim Preston to table the installation of the deer sign until a “children crossing” signs are ordered and installed at each entrance. Motion passed.

Upon a motion made by Meredith Elkins, seconded by Jim Preston to table the installation of a no parking sign until a CPD is acquired. Motion passed

SUMMARY OF MANAGEMENT ACTIONS

Management was given an action to send correspondence to all committee chairpersons requesting a monthly report.

The Board gave Mr. Whitney an action to withhold the **\$5,000.00** from the final Tru Green invoice when they the contract is terminated.

Management was given an action to obtain a 2008 pool services proposal from Continental and whomever the South Meadows community uses and send them via e-mail to the Board.

Management was given an action to review the PSG contract to determine how many feet from the road to the woods that was contracted for trash removal.

Management was reminded to send homeowners with gang tags on their property, correspondence to remove the graffiti.

Management was given an action to provide copies of all mailed homeowner correspondence in the Board meeting packets.

Management was given an action to have the paint removed from the pillar on Cyrene.

Management was given an action to have a contractor remove or repair the paint damage on the stop signs at Lindberg and Cyrene.

**The Grove at Huntley Meadow Owners Association
Minutes of the Board of Directors Meeting
April 29, 2008**

APPROVED

BOARD MEMBERS PRESENT

MEREDITH ELKINS	PRESIDENT
ALISON DOYLE	VICE PRESIDENT
JIM PRESTON	TREASURER
GEORGE KARSADI	MEMBER AT LARGE

BOARD MEMBER(S) ABSENT

CINDY FORD	SECRETARY
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HOME OWNERS PRESENT **6**

OTHERS IN ATTENDANCE

JOE WHITNEY	CARDINAL MANAGEMENT
MARYA UNRATH	INDEPENDENT RECORDING SECRETARY

CALL TO ORDER

Ms. Elkins called the meeting to order at 7:34p.m. noting the presence of a quorum of the Board.

COMMUNITY FORUM

- Several homeowners were concerned about the quality of the lawn care provided by newly contracted Valley Crest. Townhome yards had been mowed in years past, however according to the Board, the Association's liability insurance does not allow for a company contracted by the Association to mow personal yards, as it poses a huge liability risk. The Board also explained that the contract with Valley Crest does not begin until May 1, 2008 and as a courtesy (at a cost), they were mowing the common areas and performing other tasks, however had not yet completed the first mowing attempt.
- A homeowner suggested contracted mowing begin earlier in the year, as opposed to May.
- A homeowner noted two (2) home foreclosures on Great Swan Court and wondered who would be performing general landscape maintenance. The Board suggested concerned homeowners call the posted realtor or bank, or consider kindly mowing the yard for their neighbor. The Board also noted they would need to have the signatures of 75% of the homeowners in order to consider allowing for the personal lawns to be mowed by a contractor. The Board apologized to the homeowners for the angst this situation has caused.
- A homeowner questioned the height of grass before it is considered in violation. The actual inches were undetermined and Management noted the county also had regulations on yard maintenance.
- A homeowner questioned whether renters were sent the mailed correspondence regarding the change in lawn mowing, etc. The Board such notices should be sent

- to homeowners and renters rather than relying on homeowners to notify their renters. *Management was given an action to mail the recent notice to renters.*
- Discussion regarding the parking petition.
 - Discussion regarding gate installation at Lindberg and Cyrene. The board noted the roads were still under bond with Centex and therefore it I anticipated they might be installed by September, 09. Decisions regarding whether the gates would be left open or closed I stabled until the Association is off bond.
 - Discussion regarding trees that were tagged by Centex to be cut down or replaced. The Board suggested that odd tress would wait for Centex and deceased or dangerous trees would be reported to the county.
 - A homeowner noted the dangerous tree near the tot lot had not been removed which had been directed to Management. *Management was given an action to obtain a current proposal and have the tree removed.*
 - Discussion regarding the parking committee of which a homeowner volunteered to join and review possible road design issues.
 - A homeowner on Lindberg discussed plumbing work done in the yard of her residence and informed the Board that the initial digging that caused the water leak was caused by Dominion. *Management was given an action to contact Dominion to reimburse the Association for an invoice paid to Triple State Plumbing.*
 - Discussion regarding a homeowner receiving a letter from the Post Office regarding mail theft. The Board requested the homeowner keep them informed of further correspondence.

APPROVAL OF MINUTES

The minutes of the Board meeting held on February 19, 2008 were available for Board review.

Upon a motion made by Alison Doyle, seconded by Jim Preston to approve the minutes of the February 19, 2008 Board meeting as amended. Meredith Elkins abstained. Motion passed.

The minutes of the Board meeting held on March 18, 2008 were available for Board review.

Upon a motion made by Meredith Elkins, seconded by Alison Doyle to table the minutes of the March 18, 2008 May 2008 Board meeting. Motion passed.

PRESIDENT'S REPORT

- Ms. Elkins requested that not all Officers are expected to have a report and seldom do therefore she request this list be removed from the Agenda. She then requested Management add all Committees be added to the Agenda; ARB, Communications, Landscape, Social, Budget/Finance, Parking & Safety. *Management took this action.*
- Ms. Elkins reported that Skip Norton had resigned from the ARB Committee.

VICE PRESIDENT'S REPORT

- Ms. Doyle requested that notes be added to the current minutes regarding any motions that were made over e-mail correspondence in between Board meetings.
- Ms. Elkins reported that a motion was made in April 08 via e-mail correspondence with regard to immediately terminating the annual landscape contract with Tru Green and begin services with Valley Crest on May 1, 2008. Valley Crest was later given permission to begin landscape maintenance in April 2008.
- Ms. Elkins reported that motion was made in April 08 e-mail correspondence to begin a 2008 pool maintenance contract with Continental Pools which included having the pool open 7 days a week.

COMMITTEE REPORTS

None.

MANAGEMENT REPORT

Financials:

- Discussed transfer fees and miscellaneous income. *Management was given an action to review what was slated for miscellaneous income that amounted to \$6,800 being budgeted for 2008.*
- Discussion regarding a Sir Speedy paid invoice for \$558.62 which Management explained was for stationary that is on upgraded paper and in color which cost more then standard and black/white.

Contracts:

- Management noted Continental Pools began work on the pool today and projected to be completed by May 15, 2008. *Management was given an action to insure the pool phone was set up correctly, with regard to blocking long distance and international calls.*
- *Management was given an action to obtain a quote from PSG to repair the pool gate and to e-mail it to the Board for approval.*
- Discussion regarding the addition of underwater retrofit of lights being expensive. Management noted the Board would need to install underwater lights and additional deck lights to have the pool open after dark.

Administrative:

- Reviewed the Management task list (Exhibit E).
- Management presented signage for "slow, children at play" for Lindberg.

Upon a motion made by Meredith Elkins, seconded by Alison Doyle to approve a sign reading "slow, children at play" being installed on Lindberg. Motion passed.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

EXECUTIVE SESSION

The Board entered into Executive Session at 8:56 p.m. to conduct a Hearing then later discuss collection and other confidential matters (motioned by Ms. Elkins and seconded by Ms. Doyle) and reconvened into General Session at 9:25 p.m. (motioned by Ms. Elkins and seconded by Mr. Preston).

Upon a motion made by Ms. Elkins, seconded by Ms. Doyle to accept settlement with 7566 Great Swan Court as per the legal advise of the Association’s council.

Result of Hearing:

Upon a motion made by Ms. Elkins, seconded by Mr. Preston to take the Association’s legal councils recommendation to allow 7558 Great Swan Court 10 days to remove the 3rd story deck and if the homeowner fails to comply, the Association will instill a fee, retroactive to November 26, 2007.

ADJOURNEMNT

There being no further business to come before the Board, the meeting was adjourned at 9:28 p.m.

Respectfully submitted,

Attest,

Marya Unrath
May 2, 2008

Association Secretary

Date

SUMMARY OF MOTIONS

Upon a motion made by Alison Doyle, seconded by Jim Preston to approve the minutes of the February 19, 2008 Board meeting as amended. Meredith Elkins abstained. Motion passed.

Upon a motion made by Meredith Elkins, seconded by Alison Doyle to table the minutes of the March 18, 2008 May 2008 Board meeting. Motion passed.

Upon a motion made by Meredith Elkins, seconded by Alison Doyle to approve a sign reading “slow, children at play” being installed on Lindberg. Motion passed.

Upon a motion made by Ms. Elkins, seconded by Ms. Doyle to accept settlement with 7566 Great Swan Court as per the legal advice of the Association’s council.

Result of Hearing:

Upon a motion made by Ms. Elkins, seconded by Mr. Preston to take the Association’s legal councils recommendation to allow 7558 Great Swan Court 10 days to remove the 3rd story deck and if the homeowner fails to comply, the Association will instill a fee, retroactive to November 26, 2007.

SUMMARY OF MANAGEMENT ACTIONS

- *Management was given an action to mail the recent notice to renters.*
- *Management was given an action to obtain a current proposal and have the tree removed.*
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- *Management was given an action to contact Dominion to reimburse the Association for an invoice paid to Triple State Plumbing.*
- *Ms. Elkins requested that not all Officers are expected to have a report and seldom do therefore she request this list be removed from the Agenda. She then requested Management add all Committees to the Agenda; ARB, Communications, Landscape, Social, Budget/Finance, Parking & Safety. Management took this action.*
- *Management was given an action to review what was slated for miscellaneous income that amounted to \$6,800 being budgeted for 2008*
- *Management was given an action to insure the pool phone was set up correctly, with regard to blocking long distance and international calls.*
- *Management was given an action to obtain a quote from PSG to repair the pool gate and to e-mail it to the Board for approval.*

**The Grove at Huntley Meadow Owners Association
Minutes of the Board of Directors Meeting
May 20, 2008**

APPROVED

BOARD MEMBERS PRESENT

MEREDITH ELKINS	PRESIDENT
ALISON DOYLE	VICE PRESIDENT
JIM PRESTON	TREASURER
CINDY FORD	SECRETARY
GEORGE KARSADI	MEMBER AT LARGE

HOMEOWNERS PRESENT 3

OTHERS IN ATTENDANCE

JOE WHITNEY	CARDINAL MANAGEMENT
MARYA UNRATH	RECORDING SECRETARY

CALL TO ORDER

Ms. Elkins called the meeting to order at 7:35 p.m. noting the presence of a quorum of the Board.

COMMUNITY FORUM

- Homeowner, Bill Thompson, requested an update regarding the lawn mowing of the townhomes and common area. Ms. Elkins relayed the insurance and general information that was presented at the April meeting and noted written notice announcing the changes had been mailed prior to the May Board meeting. She further explained the townhomes are private roads and require contracts for road snow removal and common area maintenance.
- Ms. Elkins announced CMG was currently conducting an inspection of all lots for by-law violations. Further, any lot with a violation would be given 30 days to comply, then reinspections would be conducted and further action taken for continued violations.
- Management noted the county law allows for grass up to 6" (inches).
- It was noted the Covenants Committee had restarted.
- During the Board meeting, Mr. Thompson joined the Budget/Financials Committee.
- *Management was given an action to review a recent trash removal invoice to confirm the difference between what townhomes and single family homes pay.*
- A homeowner reported a neighbor was running a salon business out of their home which was producing a lot of traffic and taking up parking spaces. Management commented a violation letter had been sent to the homeowner and he would be following-up.

- Ms. Ford took an action to contact the county health department to report the salon as they may not be licensed.
- Discussion regarding needing to maintain the tot lots by adding new mulch. Management was given an action to obtain a proposal from the landscaper.
- *Management was given an action to purchase and install new tot lot signs that also state "no pets".*
- A homeowner reported a tree under maintenance with Centex had fallen over near 7628 but was still alive and requested it be replanted.
- Ms. Doyle took an action to contact Centex.
- Discussion regarding pool passes. Homeowners and residents will be allowed to enter the pool for Memorial Day weekend using their personal i.d. or a form of identification with their address. Management noted a pool letter was being mailed this week; outlining the rules and procedure for obtaining a pass. *Management took an action to post a sign at the pool entrance regarding the Memorial Day procedures.*
- Management noted the painting of the pool house interior would be complete on May 21.
- Discussion regarding satellite installation.

COMMITTEE REPORTS

Social:

- The community yard sale was announced as being scheduled for June 28th in conjunction with the South Meadows community.

APPROVAL OF MINUTES

Minutes of the March meeting were tabled again for further Board review.

The minutes of the Board meeting held on April 29, 2008 were available for Board review.

Upon a motion made by Meredith Elkins, seconded by Alison Doyle to approve to minutes of the April 9, 2008 Board meeting as amended by Alison Doyle. Cindy Ford abstained. Motion passed.

MANAGEMENT REPORT

Financials:

- Ms. Doyle presented questions to Management regarding the financials ending April 30, 2008.
- *Management was given an action to review the income of the March financials that was discussed in the April Board meeting.*
- Discussion regarding the single family home HOA fee.

Administrative:

- Management announced the pool gate hinge had been received and was being installed May 21, 2008.

- Ms. Elkins noted the Board had approved purchasing beige pool umbrellas via e-mail.
- Ms. Elkins noted the Board had approved a proposal from KOKI'SS Painting to paint the interior of the pool house, via e-mail.
- Discussion regard a proposal for installing perennials at both entrances and the pool house. *The proposal is pending Management review of the property line on Lindberg then the Board would vote via e-mail.*

UNFINISHED BUSINESS

- Management noted receiving the new “slow children at play” sings had been received. Ms. Elkins and Ms. Doyle marked a community map showing where they were to be installed.

NEW BUSINESS

None

EXECUTIVE SESSION

The Board entered into Executive Session at 9:18 p.m. to discuss collections and other confidential matters (motioned by Ms. Elkins and seconded by Ms. Doyle) and reconvened into General Session at 9:31 p.m. (motioned by Ms. Elkins and seconded by Mr. Preston).

Management was given an action to provide an updated Architectural Violations spreadsheet in each months Management Report.

Management was given an action to provide the previous months, approved Board meeting minutes in the monthly Management Report.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:36 p.m.

Respectfully submitted,

Attest,

Marya Unrath
May 22, 2008

Association Secretary

Date

SUMMARY OF MOTIONS

Upon a motion made by Meredith Elkins, seconded by Alison Doyle to approve to minutes of the April 9, 2008 Board meeting as amended by Alison Doyle. Cindy Ford abstained. Motion passed.

SUMMARY OF MANAGEMENT ACTIONS

Management was given an action to review a recent trash removal invoice to confirm the difference between what townhomes and single family homes pay.

Management was given an action to purchase and install new tot lot signs that also state “no pets”.

Management took an action to post a sign at the pool entrance regarding the Memorial Day procedures.

Management was given an action to review the income of the March financials that was discussed in the April Board meeting.

The proposal is pending Management review of the property line on Lindberg then the Board would vote via e-mail.

Management was given an action to provide an updated Architectural Violations spreadsheet in each months Management Report.

Management was given an action to provide the previous months, approved Board meeting minutes in the monthly Management Report.

**The Grove at Huntley Meadows Owners Association
Minutes of the Board of Directors Meeting
June 17, 2008**

APPROVED MINUTES

BOARD MEMBERS PRESENT

Meredith Elkins, President
Jim Preston, Treasurer
George Karsadi, Member at Large
Cindy Ford, Secretary

BOARD MEMBERS ABSENT

Alison Doyle, Vice President

MANAGEMENT ATTENDEES

Joe Whitney	Community Manager, Cardinal Management Group
Marya Unrath	Recording Secretary

I. CALL TO ORDER, VERIFICATION OF QUORUM

The meeting was called to order at 7:29 p.m., noting the presence of quorum.

II. Guest Speakers

- Detective Bender of the Fairfax County Police spoke to the homeowners and Board regarding suspected gang related crimes in the area and graffiti done in the Grove on Memorial Day. Officer Clift did not believe the Grove was being targeted by a gang and the graffiti was possibly done by persons walking through the community. to cut through to the adjacent neighborhood.
- Detective Bender suggested homeowners be vigilant in calling to report graffiti or suspicious behavior (703-691-2131). He noted homeowners should always carry a cell phone when walking the neighborhood.
- A homeowner inquired about the tagging of the abandoned trailer on Sirene. Detective Bender Clift suggested calling Centex to remove it because it is on a bonded road, and also suggested towing to trailer since it appears abandoned and is on private property.
- Discussion regarding foot patrol.
- Discussion regarding solicitors. Officer Clift of the Fairfax County Police said solicitors have to have a license in Fairfax County and have to be observed by a police officer in order to be arrested.
- Officer Clift distributed flyers for National Night Out (8/5/08), which the Board will add to the newsletter.
- The board requested a radar trailer to deter speeders.

III. OPEN FORUM

- Discussion regarding adding gates to the community. Ms. Elkins commented the specific roads were still under bond with Centex.
- The Newsletter is being mailed out this week which addresses lawns.
- A homeowner reported the common area grass on Turtle Dove, near the mailboxes had not been mowed.

Upon a motion made by Ms. Ford seconded by Mr. Preston, for Management to obtain proposal for street sweeping. Motion passed.

- Management was given an action to obtain a quote from PSG to add a common area trash pick-up day to the current schedule; specifically Tuesday and Friday a.m.
- A homeowner requested a copy of the monthly Management Report be added to the website. Management took the action, excluding the Executive Session portion.
- A homeowner requested a waiver for a late fee on her account, which was tabled for discussed in Executive Session.
- A homeowner reported that there was a hairdresses business being run out of a home. The Board took an action to report it to State Licensing for investigation.

IV. PRESIDENT'S REPORT

None presented.

V. TREASURER'S REPORT

None presented.

VI. MANAGEMENT REPORT

ADMINISTRATIVE

Management noted that Ms. Doyle had sent questions via e-mail which Management answered via e-mail.

The Board presented Management with an action item list.

FINANCIALS

No discussion.

CONTRACTS

None presented or discussed.

VIII. REVIEWAL/APPROVAL OF MINUTES

Minutes from the May 20, 2008 Board meeting were presented and tabled until the July 2008 meeting.

IX. EXECUTIVE SESSION

The Board entered into Executive Session at 8:55 p.m.

The Board returned to open session at 9:15 p.m.

Upon a motion made by Ms. Elkins seconded by Mr. Preston to have Reese Broome legally process account #756122 pursuant to lack of payment of HOA fees.

Upon a motion made by Ms. Elkins seconded by Mr. Preston to waive (1) one late fee for the homeowner who requested it during open session,

X. ADJOURNMENT

Upon a motion made by Ms. Elkins, and seconded by Mr. Preston it was unanimously agreed that the meeting be adjourned at 9:26 p.m.

Respectfully submitted,

Marya Unrath
Recording Secretary

Approved By,

SUMMARY OF MOTIONS

Upon a motion made by Cindy Ford seconded by Jim Preston, for Management to obtain proposal for street sweeping. Motion passed.

Upon a motion made by Ms. Elkins seconded by Mr. Preston to have Reese Broome legally process account #756122 pursuant to lack of payment of HOA fees.

Upon a motion made by Ms. Elkins seconded by Mr. Preston to waive (1) one late fee for the homeowner who requested it during open session,

SUMMARY OF MANAGEMENT ACTIONS

Management was given an action to obtain proposals for street sweeping.

Management was given an action to obtain a quote from PSG to add a common area trash pick-up day to the current schedule; specifically Tuesday and Friday a.m.

A homeowner requested a copy of the monthly Management Report be added to the website.

Management took the action, excluding the Executive Session portion.

The Board presented Management with an action item list.

**GROVE AT HUNTLEY MEADOWS OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 16, 2008
APPROVED**

BOARD MEMBERS PRESENT

MEREDITH ELKINS	PRESIDENT
ALISON DOYLE	VICE PRESIDENT
JIM PRESTON	TREASURER

BOARD MEMBERS ABSENT

GEORGE KARSADI	MEMBER AT LARGE
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OTHER ATTENDEES

JOE WHITNEY	PROPERTY MANAGER, CARDINAL MANAGEMENT
JANICE VERINI	INDEPENDENT RECORDING SECRETARY

CALL TO ORDER

Mr. Elkins called the meeting to order at 7:32 p.m. noting the presence of a quorum.

COMMUNITY FORUM

A homeowner asked when they would receive updated and correct architectural letters. Ms. Elkins responded letting her know that Management is finalizing the corrected spreadsheet and will be mailing out current status letters. Management was asked to provide a date of when the letters will go out within the next few days. Homeowners were advised that the mailing of these letters will be at Management's expense.

Two homeowners expressed their dissatisfaction with the current landscape contract. One noted that their mowing schedule is inconsistent and they are not edging. She said that they are not properly taking care of weeds. Ms. Doyle advised that she did call the landscape company regarding a specific area in front of the homeowner's house. It was also brought up that some homeowners are taking proper care of their lawns. Ms. Elkins said that she appreciated the input but that the best way to address this problem is to call Joe or Victoria with specific addresses and that will ensure the proper message will get to the landscape company.

A homeowner asked what the status was of the large landscape project that was supposed to include a turf replacement. Ms. Elkins and Ms. Doyle discussed that no bids were received in the spring and it was put off for the fall. They have plans to discuss the project with Valley Crest.

Ms. Elkins stated that there are some landscape issues and they are hoping Management will enforce the community's standards more actively with the landscapers.

It was announced that Victoria's email address is on the website and available to all homeowners for suggestions.

A homeowner said they applied for a pool pass in late July, and have still not gotten any response. The check has not been cashed, and they have not received any call back or response. Ms. Elkins asked Management to look into the possibly lost application.

A homeowner asked if the Board had an update on legal actions against delinquent homeowners. Ms. Elkins said that the Board has cleared up some errors they were having with the Association's attorney and that the Association is moving forward in collecting these debts.

A homeowner asked if the Board would continue the pool contract from this summer, next year. Ms. Elkins stated that the caliber of the lifeguards and service was exceptional and they will hire them for next year if possible. A letter will be sent to the pool company to acknowledge this and request the same staff for next season.

A homeowner asked if the Board was dissatisfied with other contractors the Association is using. Ms. Elkins stated that PSG has not been consistent with the weekly trash pick up and she is going to ask Management for a recommendation for another contractor.

There was an update on the community parking district petition; they still need more signatures to reach the 65% necessary. Ms. Doyle will compose a letter to send to the homeowners that have not signed yet.

A homeowner brought up the need to re-mulch one of the tot lots due to a strong odor. Ms. Doyle said they will reach a decision soon to get the tot lots re-mulched.

MINUTES REVIEW

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle it was unanimously agreed to table the approval of the May, March, and April minutes until the Board could further review them.

Janice agreed to send minutes via email for Board member to make corrections before next months meeting.

COMMITTEE REPORTS

Landscape committee

Michelle Mancl stated that the landscape committee recommends an additional 13 lights near some mailboxes and 2 in parking areas. Ms. Doyle said the Board was already looking at lights and that they would add Mrs. Mancl's research to theirs. The committee suggests an umbrella over the wading pool and some extra free-standing umbrellas to provide added shade for next year's pool season. Ms. Mancl reported that some of the pool chairs need to be repaired or possibly replaced. Shelves were installed in the closet to help with storage. A suggestion was made for an alternative pool heating system, but more explanation and information is needed. The committee has looked into privacy slating for the chain link fence and found a more ascetic material that could achieve that goal. They also suggested a soda/water/juice vending machine for the pool house. The committee noticed smell from the trash and the dog waste disposal stations was bad this summer. Ms. Elkins advised that the Board is changing the service contract for the dog waste stations so this will not be a problem anymore.

Social Committee

Christina Pyles presented a breakdown of the block party expenses, and it was \$1800.00 less than last year's event. She said the block party went exceptionally well. A community yard sale is planned for next Saturday September 17th. A homeowner asked how this was advertised. Ms. Pyles stated that it is on the website, in the local paper, it will be printed in the newsletter, and she will also put up posters the week of. She asked that the Board provide pizza for the

Halloween Parade instead of making it pot luck as they have in past years. This is currently planned for October 18, 2008, but it can be moved if participation is low. She asked about setting up a new email list to send out evites for these events in the future. There has been a list in the past but the Board members will have to research where the list is currently.

Upon a motion made by Ms. Elkins seconded by Mr.Preston it was unanimously agreed that the Association would pay for pizza for the Halloween Parade.

MANAGEMENT REPORT

Financials:

The other income and the transfer fee line items were discussed. Management was asked to look into both of these budget items. A question was asked about the \$460 check to cardinal management. Management explained this was reimbursement for pool supplies. It was noted in the general ledger that the June minutes were paid for but the Board does not recall receiving them yet. It was requested that Management not pay for the minutes until the Board has seen them in the future. A question was asked about the Wachovia securities account FDIC insurance level. Management's Chief Financial Officer will recommend options for this account. It was also requested that the Board receive the revised audit cover letter.

Upon a motion made by Ms. Doyle and seconded by Mr.Preston it was unanimously agreed to transfer unappropriated member's equity to replacement reserves.

Contracts:

Upon a motion made by Ms. Elkins and seconded by Mr.Preston it was unanimously agreed to approve the Doody Calls contract as written.

The Board reviewed the Continental Pools proposal for wading pool repairs until they receive further clarification from Management.

Trash proposals were reviewed and compared. Ms. Elkins stated that American Disposal charges homeowners for replacement toters when their contract states that replacements are free.

Upon a motion made by Ms. Elkins and seconded by Mr.Preston it was unanimously agreed to renew the trash contract with American Disposal Service Inc with no price increase and on the grounds that Management reinforce to the contractor that they are contractually obligated to provide replacement toters at no additional cost and to pick up stray or blown trash within a 10 foot radius of trash cans.

Management was asked to look into the current dump fees, and see whether or not it has been increased.

The board looked over the proposal for tree removal, and decided to inspect the trees in question again before approving the work.

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle it was agreed to approve the pool house planting project, the fall flower planting, and turf iron and top dress as quoted in documents provided September 16, 2008, and to add watering service to the current watering contract for these projects.

Administrative:

Ms. Elkins would like to request for the future that the architectural violation list to be organized in reverse chronological order starting the hearing date column and then working back.

NEW BUSINESS

On August 2, 2008, Ms. Elkins received an email from Cindy Ford announcing her resignation from the board. The Board accepts Ms. Ford’s resignation

EXECUTIVE SESSION

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle, it was unanimously agreed to adjourn to Executive Session at 9:45 p.m.

After review of the current delinquency list it was requested by Ms. Doyle that the most current legal status reports be emailed to the Board as soon as it its available.

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle, it was unanimously agreed to return to Open Session at 9:51 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:51 p.m.

Respectfully submitted,

Janice Verini, Recording Secretary

Date

MOTIONS SUMMARY

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle it was unanimously agreed to table the approval of the May, March, and April minutes until the Board could further review them.

Upon a motion made by Ms. Elkins seconded by Mr.Preston it was unanimously agreed that the Association would pay for pizza for the Halloween Parade.

Upon a motion made by Ms. Doyle and seconded by Mr.Preston it was unanimously agreed to transfer unappropriated member’s equity to replacement reserves.

Upon a motion made by Ms. Elkins and seconded by Mr.Preston it was unanimously agreed to approve the Doody Calls contract as written.

Upon a motion made by Ms. Elkins and seconded by Mr.Preston it was unanimously agreed to renew the trash contract with American Disposal Service Inc with no price increase and on the grounds that Management reinforce to the contractor that they are contractually obligated to provide replacement totes at no additional cost and to pick up stray or blown trash within a 10 foot radius of trash cans.

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle it was agreed to approve the pool house planting project, the fall flower planting, and turf iron and top dress as quoted in documents provided September 16, 2008, and to add watering service to the current watering contract for these projects.

**Grove at Huntley Meadows Homeowners Association
Minutes of the Board of Directors Meeting
October 21, 2008
APPROVED**

BOARD MEMBERS PRESENT

Meredith Elkins	President
Alison Doyle	Vice President
George Karsadi	Member at Large

BOARD MEMBERS ABSENT

Jim Preston	Treasurer
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MANAGEMENT PRESENT

Victoria Garner	Cardinal Management Group, Inc.
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OTHERS PRESENT

Janice Verini	Independent Recording Secretary
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CALL TO ORDER

Ms. Elkins called the meeting to order at 7:30 pm noting the presence of a quorum.

COMMUNITY FORUM

A homeowner thanked Board for getting the edging done in the community and asked about the status of the architectural inspection letters. Ms. Garner advised that Management will redo the inspections and letters due to incorrect first inspections and data entry errors. Ms. Elkins asked that the apology letter be sent out now. Management will absorb the cost of the re-inspections and Ms. Garner will verify if they will pay to have the letters re-sent or not. Another homeowner stated she has past minutes from the ARC committee and will pass any info she has on to Management.

A homeowner stated that her contractor had a problem getting a permit to build her deck due to the neighborhood being built on a flood plain. Mr. Karsadi advised that it is possible, there is an extra step that the contractor will need to do in order to the permit, but it is definitely possible.

A homeowner asked a question about the stop sign in the middle of the intersection of Grey Goose and Cyrene. Ms. Doyle advised that VDOT requires a stop sign when going from public property to private property and that it is required for now. The Board is looking into ways to have it removed in the future.

Ms. Elkins announced that the Board member holding the position of Secretary resigned in August.

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle, it was unanimously agreed to elect Jim Preston as secretary for the remainder of the year.

A homeowner said that he had a problem finding a bag of fertilizer small enough for his front yard. Ms. Doyle advised that Valley Crest will be weeding and seeding that area in the fall, and that some stores do sell smaller bags that would be appropriate for that area. He also asked how to get in touch with the manufacturer of the windows in his house. The Board advised that the builder should be contacted for that information.

A homeowner asked if a dead tree on Grey Goose way was going to be removed. The Board advised that the tree is in someone's yard and to give Management the address so a letter can be sent asking them to remove it.

APPROVAL OF MINUTES

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle it was unanimously agreed to table the approval of the September minutes until the November meeting.

MANAGEMENT REPORT

Ms. Garner stated that the Wachovia CD will mature on December 29. She will set up a meeting between a financial advisor and Mr. Preston. According to the September 30, 2008 financial statement the Association is under budget by \$52,000 so far for the year.

The 2009 draft budget was presented to the Board. Ms. Garner recommends that it is approved no later than November's meeting to ensure that management can get coupons ordered and sent out on time.

The Board was presented an administrative calendar and calendar of contracts for 2009 to give direction for what needs to be completed each month.

The Continental Pools proposal to install anti-entrapment drains in the pool and wading pool was reviewed. Management suggests that it be done as soon as possible since this is something that needs to be done to every pool and there could be a shortage on supplies that could delay pool opening.

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle it was unanimously agreed to approve the Continental Pools proposal in order to bring the pool into compliance under the Virginia Graham Baker Act.

The Valley Crest proposal for wood chips on the tot lot was reviewed.

Upon a motion made by Ms. Elkins and seconded by Mr. Karsadi it was unanimously agreed to approve the September 16, 2008 proposal for wood chips at the tot lot.

Ms. Doyle advised that the additional community landscaping that the Board was considering can not be done as that area is a conservation area.

Ms. Garner presented the Management task list and asked the Board to clarify and update what has been completed.

Management and the Board reviewed the guidelines that will be used to perform the architectural inspections. It was agreed that a patio will be considered anything 4-feet by 4-feet or larger. Also, Management will not need to follow up on approvals for items such as doors, mailboxes, fences, or satellite dishes that are already installed and meet the design guidelines.

Ms. Garner said that she has the name of a company that will do these types of inspections. They also handle the calls, letters, and take pictures and perform re-inspections.

ADJOURNMENT

Upon a motion made by Ms. Doyle and seconded by Ms. Elkins it was unanimously agreed to adjourn the meeting at 9:05 pm.

Respectfully submitted,

Attest,

Janice Verini

Association Secretary

Date

SUMMARY OF MOTIONS

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle, it was unanimously agreed to elect Jim Preston as secretary for the remainder of the year.

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle it was unanimously agrees to table the approval of the September minutes until the November meeting.

Upon a motion made by Ms. Elkins and seconded by Ms. Doyle it was unanimously agreed to approve the Continental Pools proposal in order to bring the pool into compliance under the Virginia Graham Baker Act.

Upon a motion made by Ms. Elkins and seconded by Mr. Karsadi it was unanimously agreed to approve the September 16, 2008 proposal for wood chips at the tot lot.

**The Grove at Huntley Meadows Homeowners Association
Minutes of the Board of Directors Meeting
November 18, 2008**

BOARD MEMBERS PRESENT

MEREDITH ELKINS	President
GEORGE KARSADI	Member at large
JIM PRESTON	Treasurer

BOARD MEMBERS ABSENT

ALISON DOYLE	Vice President
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MANAGEMENT PRESENT

VICTORIA GARNER	Community Manager, Cardinal Management Group
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OTHERS PRESENT

JANICE VERINI	Independent Recording Secretary
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HOMEOWNERS PRESENT 3

CALL TO ORDER

The meeting was called to order at 7:35 pm by Ms. Elkins noting the presence of quorum.

COMMUNITY FORUM

A homeowner asked about the status of installing more street lights. Ms. Elkins stated that the report that was given by the committee and the Board is still looking into it.

Homeowner suggested that a “no outlet” sign could solve the speeding problem on Lindberg Drive.

Upon a motion made by Ms. Elkins and seconded by Mr. Karsadi it was unanimously agreed that Victoria is authorized to buy and install a no outlet sign.

Upon a motion made by Ms. Elkins and seconded by Mr. Preston it was unanimously agreed that Victoria will buy one plastic parking strip per parking spot in the community.

COMMITTEE REPORTS

There were no committee reports but Ms. Elkins announced that Donna Jarvis-Miller volunteered to be the new chair for the communications committee.

Upon a motion made by Ms. Elkins and seconded by Mr. Karsadi it was unanimously agreed to send out the postcard designed by Donna Jarvis-Miller to announce the annual meeting.

APPROVAL OF MINUTES

Upon a motion made by Ms. Elkins and seconded by Mr. Preston it was unanimously agreed to approve the minutes of the March, May, September and October of 2008 minutes forthcoming any corrections that will be emailed by November 20, 2008.

MANAGEMENT REPORT

A financial advisor has contacted Mr. Preston to set up a meeting with him and possibly the Board to give financial opinions.

The 2009 draft budget was presented and reviewed. Management suggested a raise in fees to make up for prior incorrect income line items. Management suggests at least 5% increase for 2009. The Board agreed to use excess funds to fund some 2009 budget line items and not raise the assessment.

Upon a motion made by Ms. Elkins and seconded by Mr. Preston it was unanimously agreed to approve the amended 2009 budget.

Ms. Elkins asked management to look into adding pool hours on Thursday, Friday and Saturday evenings until 10 pm to contract. Mr. Karsadi suggested keeping the pool hours until 8:00pm and then making 8-10 adult only hours. Management will look into the options with the pool management company.

Upon a motion made by Ms. Elkins and seconded by Mr. Preston it was unanimously agreed to appoint Donna Jarvis-Miller as the chair of the communications committee.

OLD BUSINESS

Mr. Preston asked about lines painted at each intersection where there are stop signs. Centex said nothing can be done to the asphalt until they are off bond including paint or speed bumps. A homeowner suggested looking into installing a speed bump on the County maintained road. Management was asked to look into it.

EXECUTIVE SESSION

Upon a motion made by Ms. Elkins and seconded by Mr. Karsadi the Board entered into executive session at 8:30 pm.

Delinquent accounts were discussed.

Upon a motion made by Ms. Elkins and seconded by Mr. Karsadi the Board returned to open session at 8:37 pm.

ADJOURNMENT

Upon a motion made by Ms. Elkins and seconded by Mr. Karsadi the meeting was adjourned at 8:37 pm.

Respectfully submitted,

Janice J. Verini, Independent Recording Secretary

Grove at Huntley Meadows Homeowners Association
Minutes of the Annual Meeting
December 2, 2008
APPROVED

BOARD MEMBERS PRESENT

Meredith Elkins	President
Alison Doyle	Vice President
Jim Preston	Treasurer/Secretary
George Karsadi	Member at Large

BOARD MEMBERS ABSENT

None

MANAGEMENT PRESENT

Victoria Garner	Community Manager, Cardinal Management Group
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OTHERS PRESENT

Jeff McKay	Supervisor for the Lee District
Janice Verini	Independent Recording Secretary

CALL TO ORDER

Ms. Elkins called the meeting to order at 7:30 pm.

Management verified that there was a quorum of owners present in person or by proxy and presented the proof of notice.

Ms. Elkins announced that at 7:45pm supervisor McKay would be at the meeting to speak.

APPROVAL OF MINUTES

Motion: Ms. Elkins moved to approve the 2007 annual meeting minutes as amended. Mr. Preston. The motion carried.

CALL FOR CANDIDATES

There were two seats open on the Board. The candidates were Dave Mikkelson, Shelle Mancl, and Alison Doyle.

GUEST SPEAKER

Mr. McKay spoke about the Fairfax County Board of Supervisors budget, the revitalization of the route 1 corridor, BRAK and adding more east to west connections through the county from route 1 including connecting route 1 to telegraph and connecting the rest of the Fairfax county parkway. He then took questions from the homeowners regarding road improvements, security/ police activity, taxes and revitalizing certain abandoned retail areas.

More people voted than necessary. The vote needed to be re-taken, another set of ballots were submitted by all owners present.

STATE OF THE ASSOCIATION

Ms. Elkins recognized past Board members and past and current committee members for their volunteer service to the community and stated how much their work is appreciated.

Ms. Elkins reported that in 2008 the Board has accomplished a lot including, re-bidding the landscape contract, the excellent new pool contract, dog waste stations were installed, new contractor to clean trash and debris in the neighborhood, many social events, re-mulching the tot lots, re-starting the neighborhood watch committee, re-bidding trash contract, deer crossing signs, new tot lot signs and postponing a dues increase until 2010.

A homeowner brought up the issue of the stop sign in the middle of the Cyrene intersection. The Board explained that the stop sign is needed by VDOT in order for Centex to get off bond. A suggestion was made by a homeowner to put this information in the newsletter, the Board agreed to do so.

Ms. Elkins announced that in 2009 there will be 3 nights a week of night swimming now that the pool lights have been discovered and will be activated. Also new pool furniture will be purchased for the 2009 season.

The landscape committee has walked the community and new lights will be installed throughout the neighborhood to light the neighborhood more adequately.

Ms. Elkins stated that for 2009 there will be no dues increase, but in 2010 the community will be off bond and there will be more expenses to be paid for.

ELECTION RESULTS

Dave Mikkelson and Shelle Mancl were elected to the Board.

ADJOURNMENT

Upon a motion made by Ms. Elkins and seconded by Mr. Preston, the annual meeting adjourned at 9:14 pm.

Respectfully submitted,

Attest,

Janice Verini

Association Secretary

Date

SUMMARY OF MOTIONS