

Board Members Present: George Grant, Pat McDermott, Jeanne Clark, Kevin Silard
Legum and Norman: Sher Opal and Inas Hadieh
Home Owners: Sandy Paige, Cathy Brion, Fred Darr, Larry Hamlet
Minutes prepared by: Pat McDermott

President Grant called the meeting to order at 7:00pm

1. Homeowners Forum

- a. Ms. Paige: Discussed drainage issue at 3149 S. Stafford Street and its effect on surrounding landscape. This has been considered by the Landscape Committee which is concerned about three young trees in the area that are threatened by the poor drainage. The committee has received a proposal from Bill Sullivan, a resident and landscaping contractor to fill-in the area with stones. The Board decided to add this project to the other community-wide drainage problems that Seal Engineering will be surveying for the community.
- b. Ms. Brion/ Mr. Darr/Mr.Hamlet: Seeking further action on problems with neighbor who is still storing 3 motorcycles in his backyard. Ms. Opal indicated that the Council's attorney recommends that the Board send a letter advising the owner that the Council will file suit unless he complies with the community rules regarding storage of these vehicles. Issues were also raised about the condition of the inside of the unit, that could compromise the health and safety of neighbors. It was noted that the owner has been fined for lack of compliance per earlier correspondence, and that he has paid these fines. The Board decided to instruct the Council's attorney to send a letter to the owner to demand compliance with the rules, and that failure to comply would result in the Council filing suit against the homeowner. The Board also instructed Ms. Opal to seek advice from the attorney about dealing with the health and safety issues that were raised – for example, could the Board gain access to the unit to assess the health and safety issues. Ms. Opal was also instructed to seek advice as to billing the homeowner for any costs incurred to remove vehicles from the yard and to clean the unit.

2. Minutes

- a. November 2004 minutes are outstanding.

3. President's Report

- a. Easement Request: Request from cable company through Arlington County for easement to run cable above ground. This was discussed by the

Board and it was determined that more information was needed about this request and its effect before making a decision.

- b. Waste Management: Discussion of proposed changes to waste management and associated costs from Arlington County. Ms. Opal recommended that the Board send a letter to Arlington County to express our concerns about the proposed changes and its potential effects and costs to homeowners. Mr. Grant will send a sample letter to Ms. McDermott who will draft a letter for the Council to sign. The Board was advised of public meetings scheduled by the County for discussion of these proposals. Ms. Clark will attend these meetings.
- c. Four Mile Run Restoration: Discussion deferred.

4. Treasurer's Report

- a. Currently \$16,000.00 over budget. This is primarily due to painting contract costs being paid in a lump sum.
- b. Water/sewer costs are up
- c. Board wants to keep a close eye on legal costs
- d. Question raised whether additional snow melt and shoveling was done on Jan 24. Ms. Opal will check with the contractor.
- e. Treasurer requested that Ms. Opal include a report that shows monthly contributions and expenditures from the reserve accounts. Ms. Opal agreed that she would talk with Gretchen in her office about pulling this report for inclusion in the monthly financials.

5. Landscape Committee

- a. No report from the Committee.
- b. Mr. Grant initiated a discussion of long-term policy on tree replacement for the trees that line the Quaker Lane side of the community, to deal with replacing trees as they die. Red cedars are there now, and currently they are replaced with fir trees. There was a suggestion to include trees and shrubs in the future, and also to establish a replacement schedule to replace 1 to 2 trees at a time and not wait until they die. Note that the County has advised that these trees are on the Community's property and not on County property, and are therefore the Community's responsibility to replace.

6. Newsletter

- a. The Board thanked Mr. Silard for preparing the January newsletter. The Board continues to seek an interested homeowner to take responsibility for preparing and distributing the newsletter.

7. New Business

- a. Erosion issues: Management recommends that Seal Engineering be engaged to survey the entire community to assess drainage and erosion issues, so that a plan for dealing with these issues can be developed and prioritized.

- i. Discussion: drainage problems are exacerbated by poorly located downspouts, (as with the problem with the Shaw's patio), as well as the problem described earlier in the homeowners forum.
 - ii. Board approved requesting a proposal from Seal Engineering to cost out a survey of the community and identify drainage and erosion problems and to make recommendations for and price the repair of the problems. The Board also approved that Seal include in its proposal the drainage issue brought to the Board's attention during the Homeowner's Forum (at 3149 S. Stafford Street).
- b. Tree Pruning and Treatment
Board discussed proposal for tree pruning and treatment but deferred action on the proposal. Board requested a report of what was spent last fiscal year for this category.
- c. Grounds Maintenance
Deferred until next meeting.
- d. Tennis Court
Discussion of proposal from Bishop's Tennis fill cracks in tennis court and paint repaired areas.
Discussion of problem with net hook. Ms. Opal will look into this.
Board approved expenditure of \$2,510.00 to repair cracks and paint per proposal from Bishop's Tennis.
- e. Cleaning Contract
Board approved new contract with DEC, the commercial cleaning company that cleans the multi-unit buildings.
- f. Variance Request
Board approved request for variance from Ms. Clark to replace rear door.
- g. Request to Extend by 5 Days the Grace Period for Receipt of Condo Fee.
Board disapproved the request.
- h. Sewer Line Backup
A sewer line that had not been relined was blocked. Board approved the payment to camera this line and the connecting portion that had been relined to assess the problem.