

LOCUST HILL HOMEOWNERS ASSOCIATION

Board of Directors Meeting, June 9, 2011
7:30PM at the Great Falls Library

Lisa Cuomo called meeting to order at 7:40 PM

First order of business – Elect Board of Directors:

Tobin Anthony, Silvina Fonseca, Richard Gauthier and Diane Kunst

Second motion by Brad Englander

A count of participants was taken to ensure quorum. Count total was 50. (35 by proxy, 15 in person)

Election complete and meeting closed.

First official Board of Directors meeting –

Board members present: Tobin Anthony, Silvina Fonseca, Richard Gauthier and Diane Kunst

Quorum: Yes

Others present:

Additional home owners

Proceedings: *meeting called to order at 7:45 PM*

Motion: Diane Kunst recommendation of officers:

Tobin Anthony – President

Silvina Fonseca – Vice President

Richard Gauthier – Treasurer

Diane Kunst – Secretary

Motion seconded by Tobin Anthony and passed.

Meeting opened for general discussion:

Agenda presented by Tobin Anthony:

1. Treasurer Report/Financial Overview
2. Landscape Committee Update
3. Barn Update

Tobin discussed what the newly elected board would like to accomplish/main objectives.

1. Continue cleanup of public area
2. Resolve future of the Barn
3. Repair the bike path
4. Work to get natural gas service to LH and local neighborhoods

Tobin discussed what has been accomplished thus far:

1. Cleanup Day (Mar 30th)
2. Road sign
3. Solicited bike path repair bids
4. Renegotiated public area grass cutting contract
5. Solicited bids for barn options

6. Created Neighborhood Web site

The topic of our annual dues was then discussed. We currently pay \$100/per year. This covers basically our landscaping needs each year. Due to the complexity of the deed of record, it is very difficult to change/increase our dues. A neighbor present at the meeting recommended allowing neighbors to give voluntary contributions to help. Another option is for the board of directors to approve a special assessment to pay for the additional needs of the neighborhood such as bike path repair and barn repair.

Financial Overview:

Richard Gauthier discussed the current financial status of the LHHA. There are a few homes which have not paid their dues or may owe for prior years. He has currently collected \$500 of prior year receipts. The current cash balance is \$20,927. Landscaping costs are ~\$5,600/year. Other expenses include insurance and electricity.

LOCUST HILL HOMEOWNERS ASSOCIATION									
			2005	2006	2007	2008	2009	2010	2011
Receipts									(projected)
Membership Dues			\$8,950.00	\$8,200.00	\$9,225.00	\$8,800.00	\$8,500.00	\$8,400.00	\$9,200.00
Interest			\$20.67	\$19.09	\$9.48	\$8.49	\$8.44	\$7.92	\$8.00
LHHOA package			\$200.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$150.00
Bank Refund			\$0.00	\$15.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL RECEIPTS			\$9,170.67	\$8,235.04	\$9,234.48	\$8,958.49	\$8,508.44	\$8,557.92	\$9,358.00
Disbursements									
Bank Charges			\$127.60	\$53.85	\$6.00	\$0.00	\$0.00	\$6.00	\$0.00
Buildings/Grounds Repairs/Enhancements			\$475.95	\$0.00	\$0.00	\$1,430.00	\$243.99	\$0.00	\$0.00
Electricity			\$100.00	\$450.00	\$100.00	\$200.00	\$200.00	\$200.00	\$200.00
Insurance			\$0.00	\$1,761.00	\$1,709.00	\$1,704.00	\$995.00	\$1,003.00	\$1,008.00
Landscaping			\$4,895.38	\$5,248.32	\$5,330.00	\$6,257.00	\$5,328.00	\$6,897.00	\$5,676.00
Miscellaneous			\$112.66	\$146.53	\$0.00	\$0.00	\$0.00	\$660.00	\$1,000.00
Printing & Advertising			\$255.70	\$278.83	\$153.24	\$93.13	\$144.53	\$0.00	\$200.00
Recreation (Picnic)			\$1,272.20	\$0.00	\$845.63	\$288.21	\$0.00	\$589.35	\$600.00
State Corporation Commission			\$0.00	\$6.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
TOTAL DISBURSEMENTS			\$7,239.49	\$7,944.53	\$8,143.87	\$9,972.34	\$6,911.52	\$9,380.35	\$8,709.00
Net Income			\$1,931.18	\$290.51	\$1,090.61	-\$1,013.85	\$1,596.92	-\$822.43	\$649.00
Beginning Balance			\$18,029.50	\$19,960.68	\$20,251.19	\$21,341.80	\$20,327.95	\$21,749.87	
Ending Balance			\$19,960.68	\$20,251.19	\$21,341.80	\$20,327.95	\$21,924.87	\$20,927.44	

Neighborhood Website:

A LHHA neighbor, Tom Dickerson, together with Tobin Anthony created a Locust Hill website to be used for all neighborhood communications. Tom presented the website. It is up and running but needs content. If anyone would like to volunteer to help Tom with the content or if you have any

ideas to improve the site, please contact Tom Dickerson (web@locusthillva.org) or Tobin Anthony (president@locusthillva.org).

The new Locust Hill Homeowners Association website is: <http://www.locusthillva.org>

Landscaping/Bike Path Repair Update:

Landscaping:

Silvina Fonseca has been working on two areas: landscaping contract and repair of the bike trail. She contacted/met with several local landscaping companies to obtain bids for our landscaping needs. We have been using Sisson landscaping for many years. After careful review of the bids, the board decided to renew the contract with Sisson for the same cost as the prior year (\$5,675/year). We will also request additional mowing of the field north of the bike path at a cost of \$150/mow during the summer months only.

Bike Path Repair:

Current Condition:

Significant erosion of the creek bank and surface runoff has caused significant damage to 3 locations along the bike path.

1 area has already collapsed which is a safety concern.

2 areas along stream bank require stabilization.

3 areas require replacement of drainage pipes.

1 area needs runoff mitigation.

Silvina contacted several local companies to determine the best way to fix the path for the least cost.

We received 4 bids:

Providence	\$ 3,600.00*
J. Byron	\$ 6,344.29
Pro-Pave Paving	\$16,645.00
ASAP Paving	\$10,860.00

* Only includes 2 areas and does not include any repairing of the path or runoff issues.

The board of directors unanimously voted to go with J.Byron to perform the following:

Replace 3 drainage pipes

Stabilize stream bank at 2 areas

Cold patch repaired areas (3)

Plant native/water loving plants to mitigate erosion (1)

J. Byron will not perform the necessary paving work. They recommended 2 companies to perform the work. This will be at an additional cost, currently estimated to be \$3,500.

Barn Update:

John DeMoors discussed the status of the barn and potential options and estimated costs.

Option 1: Do nothing. Pros - There will be no near term costs for homeowners. Cons – Eyesore at the front of the neighborhood; With the roof caving in, the interior is exposed to the elements and will further weaken the structure; Poses liability for trespassers that may gain entry.

Option 2: Demolish the barn. Pros- No future concerns over “what to do” with the barn. Cons – High upfront cost to effect this. Two quotes obtained -- \$23K and ~\$30K; Additional time/cost to obtain permits from Fairfax County, transfer electricity, and removal of asbestos from milk house.

Option 3: Replace Rood. Pros- Buys “time” and will improve appearance; Cons - High up front cost. Received a quote of ~\$20K

Conclusion: With the roof caving in, the time has come to make a decision on the future of the barn. This presentation was to generate awareness of the available options and to get an idea of where the neighborhood stands on the matter. The board plans to make a decision by the end of the summer regarding how to proceed. Please feel free to contact John with ideas, concerns, recommendations, etc. at barn@locusthillva.org.

We plan to have another meeting soon to discuss the barn. This will be communicated via the website, the road sign and email. Please plan to attend the meeting.

Note: All presented material will be posted to the website for future reference.

Meeting adjourned at 9:00 PM

Minutes submitted by Secretary, Diane Kunst