

FAIRFAX CLUB ESTATES
 BOARD OF DIRECTORS MEETING
 Monday, June 22, 2011, 7:30 PM – x:xx PM
 FCE Pool

I. Call to Order

II. Verification of Quorum

III. Membership Forum ----- 20 Minutes

NOTE: The maximum time for any one individual is limited to 5 minutes

Attendees:

Maria Little, Jim Thompson (President and Board member), Lauren Hefner (Common Grounds Chair and Board member), Phil Beenhouwer (ACC, Secretary, and Board member), Mark Eackloff (Webmaster and Board member), Brian Hefner (ACC and Board member).

Board Members not in attendance: Pat Ring (Vice President and Board member), Lu Wright (Board member), Dave Hardin (Treasurer and Board member), *Mike Krzykowski (Tennis POC and Board member).*

IV. Review Minutes & Action Items from previous Board Meeting ----- 15 Minutes

Action Items:

<u>Topic</u>	<u>Person Assigned</u>	<u>Date Assigned</u>	<u>Comments/Status</u>
Provide the Board with written concerns documenting any inconsistencies between the By-Laws and Covenants and how they are currently enforced. Provide recommendations to resolve any issues (e.g., change provisions or enforce as written).	Mark Eackloff	3/23/11	Mark agreed to enumerate the items in our governing documentation (e.g., Covenants, By-Laws) that we <u>are</u> adhering to.
Contact GHA or the attorney to identify the risk to the BOD for not following everything in our governing documentation.	Vice President	4/27/11	Deferred, until we have specific items identified by Mark from the previous item.
Find three companies to provide estimates for the repair to the common grounds light fixtures.	Common Grounds	5/25/11	Five companies contacted Common Grounds from Service Magic request; two said they don't do this type of work. \$4,000 and \$1,950. A total of five lights.
Contact Larsen-Allen to hire them for the quote they provided for two years of taxes and audits.	Treasurer	4/27/11	Larsen-Allen's quote more than doubled to ~\$5,000. Mary Sturgill is contacting Turner-Jones and GoldKlang. Mark said that the State requires

			taxes and audits once a year, but the Treasurer said that GHA has told him that they advise every two years.
Request that GHA create a line-item for "penalties".	Treasurer	4/27/11	The Treasurer said that he has not asked GHA to create this line-item, but will if there is a need in the future. There was consensus that this account should be created so the Treasurer will work with GHA to create it and define what will go in there.
Request financial statement training from GHA	Treasurer	5/25/11	Is there an additional cost?
Contact prospective Reserve Study companies for estimates.	Treasurer and President	5/25/11	President has two estimates, one of which is from the company that prepared ours last time (\$3,200) and \$2,000. He would like to get one more estimate.
Contact the HOA Attorney for her interpretation of Virginia Property Owners Association Act (55.509.3), concerning FCE's donation to our neighborhood Boy Scout troop.	President	6/22/11	<i>"no association may (i) make an assessment or impose a charge against a lot or a lot owner unless the charge is a fee for services provided or related to use of the common area..."</i>
Contact VDOT to determine if street name painting is legal	Lu Wright	6/22/11	If allowable, a line-item in the budget will need to be created.
Research enforcement, lien capabilities that the State might offer to HOAs	Common Grounds Chair	6/22/11	

V. Review President's Report ----- 5 Minutes

VI. Review Treasurer's Report ----- 15 Minutes

VII. Review Committee Reports ----- 15 Minutes

- Architectural Control Committee
- Common Grounds
- Neighborhood Watch
- Pool

Secretary commented on the water runoff under the pool deck that continues to erode even the new, heavier mulch that was just put-down recently. President commented that Crystal Aquatics tested the water recently and confirmed that it was not pool water. **Secretary will take video of it the next time it rains and ACC Chair suggested we inform the Reserve Study prepare to this problem.**

- Pool Enforcement Sub-Committee
- Social
- Tennis
- Playground

VIII. Old Business ----- 10 Minutes

Mark re-iterated his concern about donating money to the Boy Scouts. He cited the Code of Virginia, Title 55, Virginia Property Owners Association Act (55.503.3), which states that “no association may (i) make an assessment or impose a charge against a lot or a lot owner unless the charge is a fee for services provided or related to use of the common area...”. The concern is with FCE’s donation to our neighborhood Boy Scout troop. **The President took the action to contact the Attorney for her interpretation of this Law.**

IX. New Business ----- 30 Minutes

- 1. Street name curb-painting (\$480 for 32 locations)

The Secretary explained the proposal for reflective street name painting and the estimate he had received for \$480 for 32 locations at most intersections in the neighborhood. **Lu will contact VDOT to determine if street name painting is legal.** The Board voted 7-0 in favor of this, assuming Lu determines that it is legal. **Secretary will work with Treasurer to identify/create a line-item for this.**

Mark stated that he would be willing to request VDOT to cut-back any tree limbs that obstruct the view of any street signs.

Lu asked about the damage to the grass along John Ayres by the pool caused by the work replacing the sidewalk over the past two weeks. She wanted the Board to contact VDOT if this is not fixed.

- 2. Board vote to transfer delinquent accounts to the Attorney.
- 3. Mark cited an issue that he believes results from the Covenants, Article 6, Item 15: “in the event no suit to enjoin...” Mark suggested that this statement means that a homeowner could make an architectural change without request or approval and if the ACC does not contact the homeowner within 30 days... A larger discussion about enforcement, liens, etc. and **Common Grounds Chair offered to research enforcement, lien capabilities that the State might offer to HOAs.**

X. Executive Session ----- 0 Minutes

Discuss Association accounts, pending negotiations/contracts, budget and violations outstanding.

XI. Date, Time, Place of Next Meeting (*4th Wednesday of each month*):

July 27, 2011, 7:30pm, FCE Pool.

XII. Adjournment