

Minutes from TOA Annual Meeting 2018

Date: September 25, 2018

Location Landsdowne Library

Board Members in Attendance:

- Sam Morandini, President
- Xavier Villarreal, Vice-President
- Phara Rodrigue, Secretary
- Caryl Vaughan, Member at large

Owners in Attendance:

Proxy: Steve Lopez

- Patrick Rodrigue
- Daniele Livermon
- Abed Himaïd/Yusra Mahm
- Laura Aiello/Matt Quinn
- Forrester Cox
- Ron Baldinger
- Donna Davis
- Marie Johnson
- Donna Spivey /Roy Spivey
- Martin Anderson
- Janice Brannon
- Jean-Marie Slove
- Ian Dinsen/Andia Dinsen
- Draper Bowne

Meeting called to order at 6:06 by Sam Morandini

President's Report (Sam Morandini)

- Welcomed new homeowners in attendance: Ian and Andia Dinsen and Abed Himaïd and Yusra Mahm
- Approved 2017 Minutes
- Sam mentioned that two positions were still open if anyone is interested: Social and Neighborhood Watch

Vice President's Report (Xavier Villarreal)

- The board has revised and conducted a legal review (thank you homeowner Edsel Guydon for his pro bono services) of the By-laws, Covenants, Conditions and Restrictions and Architectural

Standards and Guidelines. They are posted on the TOA website and are enforceable and will be enforced

- Xavier also mentioned that a Formal Compliant Process will be posted on the TOA website based on Edsel's recommendation during his legal review
- Xavier mentioned complaints by Mount Air Townhouse residents of TOA residents dumping grass clippings, branches, etc on the strip between the townhouses and Accotink which they claim is private property
 - o Daniele Livermon asked that we verify that the strip of land is private property
 - o Draper Bowne's initial research shows that the strip is a conservancy and mentioned that if it is county property, dumping is not allowed

Secretary's Report (Phara Rodrigue)

- Phara followed-up on information sharing on home repair and maintenance contractors and will work with Jean-Marie Slove to add this information to the TOA website
 - o Homeowners are encouraged to send recommendations to Phara for consolidation

Treasurer's Report (Ron Baldinger)

- Ron explained budget expenditures during 2018 and the proposed budget for 2019
- Based on current obligations assessments will stay at \$960 annually for this year
- Ron briefed we will conduct a reserve study this year to prioritize work that needs to be done and validate we have the correct amount of reserve funds

ARC Report (Marie Johnson)

- Marie ran through the ARC approvals through the year to include landscaping and roof replacements
- She mentioned that most violations were for trash cans in view on the side of the house and power washing needed for siding
 - o Abed Himaïd recommended that several homeowners pool together to get a better rate for power washing and Marie said she would contact the homeowners who needed power washing services to see if they are interested
 - o Marie recommended Power Wash Plus company to provide the power washing service
- Forrester Cox briefed that Tiffany Cox and Marie will work together to propose Accotink solutions on speeding, parking and a bus stop for a 75% vote by the homeowners
 - o Mush discussion led to agreement that separate proposals will be presented for votes

Landscaping Report (Martin Anderson)

- Martin briefed that 3 plum trees need to be removed and replaced
- He also talked about the degrading condition of middle common area and that the stone benches are being vandalized
- Martin mentioned that a homeowner suggested the edging be done by the TOA on the sidewalk on Hanson since that is decided to the association

- Martin will provide feedback to Springfield Lawn about their substandard performance this year and Matt Quinn cautioned that some of the poor condition of the common areas could be from the weather this year
- Sam asked Martin to get three quotes of other lawn service companies to compare to Springfield Lawn and possibly replace them
- Martin asked that you let him know if there are irrigation problems in the common area
- Janice Brannon cautioned about using reserve funds for landscaping work that may need to be done; may require a special assessment or use of operating funds
- Draper Bowne mentioned that he is willing to do volunteer landscaping with the permission of the board
- Sam asked Marie to talk to Lot 1 about maintenance of their property which many think is association property

Website Report (Jean-Marie Slove)

- Jean-Marie had nothing to report and was thanked for keeping the website up-to-date

New Business/Floor

- Janice Brannon asked Xavier to follow up with the Fort Belvoir liaison for the county to see if they will talk to the association about the Army Museum

Motion to adjourn at 7:21 by Sam Morandini

Prepared: Xavier Villarreal

Approved: Sam Morandini