

Agenda for TOA Annual Meeting 2019

Date: September 9, 2019

Location: Kingstowne Library

Board Members in Attendance:

- Xavier Villarreal, President
- Caryl Vaughan, Vice President
- Ron Baldinger, Treasurer

Owners in Attendance:

- Gene Anzano
- Fernando Torrent
- Marie Johnson
- Donna Davis
- Mina Baldinger
- Tiffany Cox
- Laura Aiello
- Matt Quinn
- Steve Lopez
- Janice Brannon
- Mike Kuprijanow
- Jean-Marie Slove
- Sonie Chong
- Donna Spivey
- Don Porter
- Neena Porter

Proxies:

- Anh & Draper Bowne
- Martin Anderson & John Werner
- Edsel Guydon
- James Swain

- Ian Dinesen
- Andia Dinesen
- Daniele Livermon
- Caryl Vaughan
- Kerri Donovan

Meeting called to order at 7:03 by Xavier Villarreal

President's Report (Xavier Villarreal)

- Reviewed 2018 minutes action items:
 - o Confirmed strip between our neighborhood and the townhouses belongs to the town houses; thanks for stopping the dumping and being good neighbors
 - o Information sharing provided to Phara Rodrique
 - o Reserve study conducted and distributed; board is evaluating recommendations to include, fence on retaining wall repair and sign refurbishment in 2020 and mill and overlay of Hanson and pipe-stems in 2021. Board will move forward with fence on retaining wall repair.
 - o Stepped up on ARC enforcement and have started fining; compliance is a lot better
 - o Investigate speeding, parking and bus stop on Accotink remains open
 - o Dead trees being removed this week
 - o Janice Brannon (new landscaping committee chair) following up with Springfield Lawn on providing better service
 - o Army Museum information presented last November
 - o Minutes approved
- Looking for volunteers for board positions and committee augmentation
- Overgrown trees and bushes and edging; will be looked at during the fall walk-thru
- Assessment increase to \$250 to cover increased operating expenses and reserves

ARC Report (Marie Johnson)

- Very happy with compliance

- Marie reminded everyone that trash cans must be put away after trash pick-up in a timely manner
- Will be conducting periodic walk-thrus throughout the year

Landscaping Report (Janice Brannon)

- Dead tree removal starting completed last week
- Reviewing landscaping contract that accounts for over \$13,000 of our budget and is up for renewal in January 2020
- Looking into drought resistant and low maintenance plants
- Several concerns about irrigation system; Janice solicited repair cost and looking into newer system for some areas
- Gene Anzano talked about curb painting; it was voted on to repaint the curbs and Xavier pointed out that a lot of the scuffing is from vehicles parking in the fire lanes and we may need stronger enforcement. The board decided to schedule for the spring as winter weather is pretty tough on the curbs

Treasurer's Report (Ron Baldinger)

- Provided copies and walked thru the budget for 2020
- Ron explained the assessment increase to \$1,000 a year/\$250 a quarter
- He walked through the reserve study and the current plan to contribute to the reserves which is below the recommended contributions starting this year
- Mina Baldinger asked about the increase in AAA not picking up trash in time; will follow up next time it happens

New Business

- Short term rental (i.e. Air BnB) concerns; voted to modify the Declaration of Covenants, Conditions and Restrictions for no rentals under 6 months
- Property Management Proposal; much discussion about options on management of the association in the future to include professional management, continue with volunteers or a combination of both. It was finally decided to form a committee to develop and present proposal at a Special Meeting scheduled for December 2, 2019 at 0700 at the Kingstowne Library. If no

proposal(s) are presented then it will be a simple no/yes vote on the current CMSI proposal. Janice Brannon, Neena Porter, Laura Aiello and Matt Quinn agreed to sit on the committee

- The floor was opened with the following concerns:
 - o Power outages and spikes are on the increase: there is not much the board can do however Daniele Livermon volunteered to follow with Dominion Power
 - o Misrouted mail: not in the boards power to influence however there was a caution that complaining could result in repercussions
 - o Marie Johnson asked about how to get original house drawings and Ian and Andia Dinesen recently were able to get them and can help anyone in the future who needs them

A second call was put out for Board Members and Kerri Donovan and Daniele Livermon agreed to serve on the board. Kerri was voted on the board but Xavier did not call on a vote for Daniele so unless anyone in attendance objects please let him know or it is assumed she would have also been elected on the board.

The meeting was adjourned at 8:26.

Follow-up: After the meeting Andia Dinesen agreed to create a Facebook page for the association. Here is the link if your wish to join: <https://www.facebook.com/TwinbrookatMountAir/>