



Monthly Board Meetings

Date: February 6, 2018

Location: 1533 Lake Forest Drive

Members Present: Chris Meadows, Gene German, Megan Maloney, Mary Hackett (Treasurer non-member), Steve Ward, Richard White, Deb Kelsey, Pat Abell and Troy Miller (Host)

Chris opened the meeting at 6:39 p.m. (1839)

Mary Hackett, Treasurer reported the Savings Balance is \$19,947.79 and the Checking Balance is \$25,916.98 She reported that we are doing better at this stage than previous years. She reminded that the board has not taken a formal vote on the Comcast issued. Chris mentioned he would cover that in his report later in the meeting. Chris wanted to know if it is possible to have a printed "balance sheet" to show the cash flow. Mary asked for specifics. Mary reported what she provides to home owners at the time a property is sold.

Megan Maloney, Financial Secretary reported that she had made several deposits this week. There are 26 people who are over \$600 past due. 1538 LFD was sold and new owner thought that dues were paid up but Megan can't not find any record. She also reported that some people are now paying on line. There are four owners that are over \$1,000 past due and seventeen that have not paid this fiscal year. Chris would like to send them written notices advising that they are subject to court action regarding the delinquent home owner fees. Megan reports that she has been forgiving the late fees since there has been some confusion regarding the process. Chris stated that he has no problem with that and would support whatever Megan decided to do about late fees.

Steve Ward, Commons Area reports that he has only one response regarding the fence repair needed - \$995. He called the one who installed the barrier fence three times and has not had any response. Pat mentioned that he was on the committee and the company that was awarded the contract was from Culpeper. Steve also reminded the board that we need to increase the amount of money for Common Area maintenance in the next FY budget. Mary reminded the board that we have already exceeded the budget for this FY. Steve also reported that all the stumps, from the recent tree cutting, are gone. Pat reported that the fallen leafs have been cleaned up in the area behind 1451 MD

Richard White, Architecture reports that he has received one phone call regarding the installation of a fence. After listening to the home owner description, he approved the request.

Pat Abell, provided an up-to-date list of contact information, email and phone numbers. He reported that after the last newsletters were printed and delivered he went door-to-door and did online research to try to gather as many email lists as possible. The current list has ninety-eight email addresses, thirteen with no email and twenty-two that still must be resolved. Pat asked for clarification on when statements go out. There is some

confusion on how the home owners are notified. The response is that everyone, annual, quarterly and monthly will receive quarterly statements at the start of each quarter. The email notification will come from PayPal.

Presidents Report 1475 MD is working to get current and to reduce the debt. Chris is working with them and would like to erase some debt as long as he stays current and makes payments to reduce the debt. He will get a written agreement with 1475 MD to make sure there is no misunderstanding.

Regarding the covenant changes the discussion with the attorney is still active and he hope to have the information to the board by the end of the month. Discussion regarding what steps need to be done to get the changes approved by the home owners. He is working on getting a "new home owners" packet of information available on the new web site.

Regarding the annual meeting to be held in June; the Northside Library can not be booked this far in advance and that is where we would like to hold the next FSPHA annual meeting in June 2018. Discussion regarding the budget for next FY (July 2018 - June 2019). Chris requested for input in all areas - Commons Area, Trash, Security, etc. We are currently without Security because the company went out of business and Chris is trying to find a solution on a month by month basis through the end of the FY.

Richard White made motion to drop Comcast as the provider of cable of services. Megan seconded the motion. Discussion followed various possibilities. We presently get the Extended Basic. The conclusion was to form a committee to research what Comcast and others can provide in the current market. Several home owners have expressed willingness to serve on a committee (1476MD, 1448MD, 1481MD and 1504LFD). The result of the discussion was to not vote on the motion. Pat then made a motion to form the committee to research the various cable options available to FSPHA. This motion was seconded by Megan. The vote was unanimous in favor of the formation of a committee. Chris will contact homeowners and try to have a recommendation for the next board meeting.

Discussion regarding 1458MD unauthorized window installation. It was resolved that Chris and Richard would meet with the neighbor who complained and with 1458MD how the situation would be handled.

Board members requested that Pat send them each a copy of the full list. Pat said that he would send them each the file when he got home

Meeting adjourned at 7:53 p.m. (1953)

Next meeting at 6:30 p.m. Tuesday, March 6, 2018 at Gene German's - 1483 Monterey Drive