

Note: Minutes to be approved at Annual Meeting December 2012 (date TBC)



**Annual Meeting 2011
December 6, 2011, 8:00PM
Reston Community Center, Hunters Woods**

Agenda:

1. Call to Order
2. Reading and Approval of Minutes
3. President's Report
4. Review and Approval of Budget
5. Vote on Dedication of Land to Fairfax County
6. Election for the Board Positions
7. Member Comment Period
8. Adjournment

The Annual Meeting was brought to order by Julie Sande, President. A quorum of HGC resident owners was present. Other Board members in attendance included Jeff Byrd, Jim Hannon, Donna McCague and Patrick Patel. Re the quorum: there are 118 townhomes which includes 16 non-resident owners and one member not in good standing. Non-resident owners and members not in good standing are not eligible to vote. The quorum needed to be 40.4 persons according to the By-laws. The importance of the quorum was the need to vote on the Fairfax County land dedication. Cluster member attendees are noted following the minutes.

1. Reading and Approval of Minutes from 2010 Annual Meeting: Jeff Byrd read the minutes from the 2010 Annual Meeting. The minutes were approved.
2. President's Report: Julie Sande provided the President's report recapping the year in review and goals for 2012.
 - a. Development of the Cluster website by Jeff Byrd at no cost to the Cluster.
 - b. Development of a full set of Cluster design standards with the assistance of the Standards Committee. Nine standards were approved by Reston Association Design Review Board.
 - c. Significant reduction in the number of homeowner accounts requiring collection.
 - d. Increased attention to vendor performance.
 - e. An initial review of Cluster parking issues.

- f. A negotiated compensation package of \$8773.00 for 145 square feet from Fairfax County for HGC's land dedication at the intersection of Soapstone and Sunrise Valley.
- g. HGC will be 40 years old in 2012. We need to address community issues in 2012 to repair, improve and maintain our infrastructure:
 - i. Preparing for the Metro Silver Line and finding solutions to Cluster parking problems.
 - ii. Seven locations within the Cluster are in need of erosion control projects; competitive quotes received which average \$5k per location. Replanting and trees and repair of vegetation and turf also need to be addressed.
 - iii. Need to repair or replace roads, sidewalks and lights.
 - iv. Invest in our community.
- h. To plan for needed improvements Clusters must adequately fund their budgets. The Board has proposed a dues increase of \$40 per quarter. The dues have remained essentially the same for 6 years and the increase amounts to about \$13.34 monthly per household.

Julie thanked the Board members for their efforts and contribution towards the improvements of the community in 2011.

3. Review and Approval of Budget: Patrick Patel presented the 2011 budget, 2011 "actual" through September 2011 and proposed budget for 2012.

There was extensive discussion on the need to raise dues, questions on the specifics of the capital projects and rules governing capital reserve funds. Some members suggested a lower dues increase while others supported the \$40 increase. Other members asked where the erosion problems exist in the Cluster (note: they exist largely behind the townhomes). Some members supported the need to maintain the level of capital reserves. Comments were made stating the high cost to repave the roads not just resurfacing them which has been done in the past.

Jim Hannon reviewed the rules governing capital reserves in HOA's. It is mandated by the State of VA that a review of capital reserves be conducted every 5 years. A review was conducted by the sitting Board in 2008.

A vote was taken and the budget passed 21 for and 20 against.

4. Vote on Dedication of Land to Fairfax County: Julie Sande reviewed the outcome of negotiations with Fairfax County through the assistance of a land use attorney representing HGC. The initial offer was \$3773 and was increased to \$8773. Acceptance required a Cluster vote to pass. Prior to the vote there was extensive discussion.

Following are several comments regarding the proposal and the project in general:

- a. Fairfax County does not need 8 feet of berm to install the sidewalk. Equipment on the berm will probably kill the root system of the trees at that point. Can we ask the County not to put their equipment on the 8' of property in question?

- b. Why did the County double their offer? What did the proposal consist of? Who justified the amount? Julie responded that a quote was obtained to replace trees for \$2000. It included costs for comparable trees and shrubs. Fairfax County hired an appraiser in land use and the County's staff legal support.
 - c. A suggestion was made to hire an outside party to re-engineer the project.
 - d. Since the project includes installing ADA compliant curbs this is positive for the neighborhood.
 - e. A suggestion was made to amend the resolution to add that Fairfax County is to keep their equipment off of the 8 feet of land and agree not to dig in this space. A motion was made to revise the resolution, a vote taken and was passed with this caveat.
5. Election for the Board Positions: Julie Sande and Jeff Byrd were up for re-election; Jim Hannon did not run for re-election. Three Board positions were up for election. John Klonaris announced his candidacy as noted in the November newsletter. Katharine Hunter nominated Fred Rothwarf from the floor as a write-in candidate. Ballots were collected and results announced by Jim Hannon:
- Jeff Byrd: 36 votes
 Julie Sande: 35 votes
 Fred Rothwarf: 27 votes
 John Klonaris: 24 votes.
- The new Board consists of Jeff, Julie and Fred in addition to Donna McCague and Patrick Patel who have 2 more years remaining in their term.
6. Member Comment Period: No additional member comments were made.
7. Adjournment: Julie adjourned the meeting.

Attending Homeowners	Address
John Piper	11602 Hunters Green Court
Henry Bliley	11605 Hunters Green Court
Michael Wilson	11607 Hunters Green Court
Mark Burgess	11612 Hunters Green Court
Nandini Rao	11627 Hunters Green Court
Ionnis Chryssomitis	11629 Hunters Green Court
Matt & Sharon Egan	11633 Hunters Green Court
Brian Steiner	11704 Indian Ridge Rd.
Jim Allred	11707 Indian Ridge Rd.
Hisham Rabi	11708 Indian Ridge Rd.
Clare Schafer	11710 Indian Ridge Rd.
Bob Deans	11712 Indian Ridge Rd.
Jeff Byrd (Board Member)	11718 Indian Ridge Rd.
Net McCague	11719 Indian Ridge Rd.
David Ragland	11721 Indian Ridge Rd.

Fred Rothwarf	11722 Indian Ridge Rd.
Marian Jones	11724 Indian Ridge Rd.
Diane Pederson	11726 Indian Ridge Rd.
Andrew Tranchina	11727 Indian Ridge Rd.
Dawn Jones	11728 Indian Ridge Rd.
Patrick Patel (Board Member)	11729 Indian Ridge Rd.
Christine Lavelle	11730 Indian Ridge Rd.
Gina Mostafie	11732 Indian Ridge Rd.
Harvey & Janice Berger	11734 Indian Ridge Rd.
John Thompson	11738 Indian Ridge Rd.
Pat Nichols	11742 Indian Ridge Rd.
Sue McCabe	11747 Indian Ridge Rd.
Mona Khalil	11749 Indian Ridge Rd.
David Sande	11755 Indian Ridge Rd.
John Klonaris	11768 Indian Ridge Rd.
Cindy Solomon	11775 Indian Ridge Rd.
Donald Hermann	11778 Indian Ridge Rd.
Ben Hamblin	11779 Indian Ridge Rd.
Ana Marie Acosta	11781 Indian Ridge Rd.
Marguerite Miller	11785 Indian Ridge Rd.
Nancy Mosier-Murphy	11786 Indian Ridge Rd.
David Hausmann & Jane Wallace	11789 Indian Ridge Rd.
Jim Hannon (Board Member)	11790 Indian Ridge Rd.
Christina Mitchell	11791 Indian Ridge Rd.
Janet Fallon	11792 Indian Ridge Rd.
Vera Silbiger	11796 Indian Ridge Rd.
Virginia Banks	11797 Indian Ridge Rd.
Shirley Carr	11798 Indian Ridge Rd.
Note: One ballot per household	Total: 45