



Hunters Green Cluster Association
Minutes of the Board of Directors Meeting

November 5, 2012

The meeting was held at the Reston Community Center and was called to order at 7:35PM by Julie Sande, President. Board members in attendance: Julie Sande, Fred Rothwarf, John Klonaris, Jeff Byrd and Donna McCague. Special guests were Doug Levy, Attorney with Rees Broome law firm. Several Cluster members attended – see list below.

Items discussed are as follows:

1. Announcement

Julie announced that Fred Rothwarf will be stepping down at the annual meeting after someone has been elected to complete his term. Fred was elected December 2011 for a 3 year term and has 2 more years to be completed. A notice will be sent out in about a week for a call for candidates. Julie noted that the candidates should be willing to spend about 10-20 hours a week on Board activities.

2. Secretary's Report

Julie Sande said the minutes from the September 12, 2012 meeting have been posted to the website since September 22nd and the Cluster notified via email. She asked for a motion to accept the minutes as posted; Jeff Byrd offered the first motion and Donna McCague seconded. The minutes were approved. This was agreeable with the attendees.

2. Treasurer's Report

Donna McCague provided the report and it was approved:

a. P&L for January – October 2012

Revenue: \$150,481.32 (includes member dues and bank interest)

Expenses: \$194,786.43

Net Income: -\$44,305.11

Note: Capital projects forecast was \$28K; The Board agreed to the erosion/landscaping project undertaken this year estimate at \$78K. In December, money will be transferred from savings to checking to cover any overage that may remain.

Outstanding receivables (dues owed through 12-31-12): \$15,367.35

b. Bank Accounts as of August 31, 2012

Checking: \$16,018.07

Savings: \$116,553.05

c. Brokerage Account:

\$30,936.80 (2 Certificates of Deposit)

- Due Date May 21, 2013

- Due Date May 21, 2014

Total Accounts: \$163,500.92

Reserves as of October 31, 2012: \$147,489.85

3. Update on Fairfax County Land Dedication

Julie provided a status on the land dedication and the proposal pending for \$8773 from the County. There will be less impact on the removal of the berm which is a positive movement. The County is to send a new project plan.

4. Snow Removal

Fred Rothwarf obtained several bids from other contractors and were evaluated by the Board. While Bill Farrar's service has been very good over the years his cost is \$45 per hour higher for the "bobcats" than Blake Landscaping. Blake was engaged based on service and cost for the 2012-2013 season. Fred Rothwarf checked their references which include Loudon Inova Hospital, Dulles Airport and a mix of clients in Reston and Vienna. Current clients of Blake provided excellent feedback and stated they were well qualified. Fred and Donna met with the owner in the Cluster to review expectations for the snow season.

5. Parking Update

John Klonaris provided a PowerPoint presentation covering the following topics:

- Fire lanes
- Registration and website forms statistics
- Board objectives and responsibilities
- General ongoing and common courtesy issues
- Resolution comments period
 - General feedback
 - Parking resolution "challenge"
- Possible resolution amendments
- New parking considerations
 - Planning
 - Process

Several attendees wanted to know how the Fire Marshal was "invited" to the Cluster and the subsequent curb striping. They expressed concern over the reduction of parking in the community for visitors and during holiday seasons. Donna McCague explained the history which started with a resident advising her that they contacted the Fire Marshal. This person was told to contact the Board. After the discussion with the resident, Donna notified Julie Sande, Board President, who in turn contacted our HOA attorney. The attorney stated we had to allow the Fire Marshal to inspect because it is the law.

There were several questions re the parking resolution

Q. Will there be "rogue towing"

A. No, the Board will follow the process as it has in the past for vehicle violations which is to provide notices before towing. Re parking at fire lanes, this is the responsibility of the police to enforce. A resident who sees a car parked in a fire lane can contact the police. The police will come out and determine if the car should be towed. They will determine if the car should just be ticketed or ticketed and towed

Q. Did the Fire Marshal need to stripe both sides?

A. The curbs were striped according to the fire code laws.

Q. Is the Board focusing on creating new spaces?

A. Yes. Fred Rothwarf said the Board already had one call with the engineer. The permitting process is long and at best takes 9 months. Once the engineer's study has been done, permits obtained and spaces created we are looking at about 2 years. Some communities work with a "permit runner" who can help expedite the process. Once the permit is obtained it is good for 5 years so all the spaces do not have to be created at once. The engineer stated that the cost of a paved space used to run about \$2000-\$2500 before the cost of asphalt rose a few years ago. Asphalt is dependent on the cost of oil.

Q. Can the engineer come up with a best, worst and most likely scenario of where spaces can be created?

A. The Board will ask the engineer to do so.

Q. Is the Parking Resolution legal based on the law cases to the contrary that it isn't?

Documentation was provided to the Board.

A. Doug Levy responded that the Parking Resolution is in fact legal. The cases provided to the Board are not law.

Q. Is the parking committee still active?

A. No, it has been inactive for over a year.

Q. Can John's presentation be posted to the website?

A. Yes. (Note: the presentation was posted subsequent to the Board meeting and can be found at the "Resource Center" under "Other Documents.")

Other Member Comments re Parking:

- New parking requires a Cluster vote.
- A committee should be formed to work on the development of new spaces. This idea was supported others.
- A Cluster member suggested contacting the Sheraton Hotel for parking. She arranged for parking about 8 months ago when she had a large party in her home. The Sheraton provided parking for her guests. The Board will look into this.
- Fred suggested parking on the grassy area (common ground) near the basketball court during weekends and holidays. Two other Cluster members agreed with this idea.
- Some members suggested the Board consider going to 2 reserved parking spaces per home.

The Board moved into executive session following the member comments period. The meeting was adjourned at 10:00PM.

Attending Homeowners	Addresses
Beth Badawy	11736 IRR
Virginia Banks	11797 IRR
Harvey & Janice Berger	11734 IRR
Henry Bliley	11605 HGC
Susan & Joe Caravella	11621 HGC
Shirley Carr	11798 IRR
Yanni Chryssomitris	11629 HGC
Ana Marie Di Napoli	11781 IRR
Matt & Sharon Egan	11633 HGC
Janet Fallon	11792 IRR

Elizabeth Gaver	11780 IRR
Lyda Gould	11740 IRR
Jim Hannon	11790 IRR
Helen Hauer	11744 IRR
Marcia & Donald Hermann	11778 IRR
Katharine Hunter	11793 IRR
Sue McCabe	11747 IRR
Nat McCague	11719 IRR
Susan McFalls	11746 IRR
Taaron Meikle	11748 IRR
Nancy Mosier-Murphy	11786 IRR
Dorothy Nichols	11742 IRR
Rob O'Neil	11794 IRR
Gina Patel	11729 IRR
Diane Pederson	11726 IRR
John Piper	11603 HGC
David Sande	11755 IRR
Joan Stolbach	11757 IRR
Michelle Swallow	11725 IRR
Jean Taczak	11723 IRR
Geoffrey Torrington	11706 IRR
Wendy Trott	11700 IRR
Donald Twombly	11772 IRR

Approved by:



John Klouaris

January 3rd, 2013