



**Annual Meeting 2015
December 2, 2013, 8:00PM
Reston Community Center, Hunters Woods**

Agenda:

2015 Annual Meeting Agenda

1. Call to Order and Review of Agenda
 2. Reading and Approval of Minutes of 2014 Annual Meeting
 3. President's Report
 4. Treasurer's Report and Review of Proposed 2016 Budget
 5. Vote on 2016 Budget
 6. Vote on Road Widening Proposal
 7. Vote on Playground
 8. Election of Board Members
 9. Member Comment Period
 10. Executive Session
 11. Adjournment
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1. The Annual Meeting was brought to order by President Jeff Byrd at 8:01pm. Other Board members in attendance included Yanni Chryssomitris, Charles Colby, Pat Nichols and John Lankau.
 2. Minutes from the 2014 Annual Meeting were reviewed. There were no comments or corrections from the Board or from members in attendance. John Lankau motioned to approve the minutes from the 2014 Annual Meeting, and the motion was seconded by Jeff Byrd. The Board voted to approve the 2014 minutes by a vote of 5-0.
 3. President's Report: Jeff Byrd provided the President's report. Highlights from his report included the following:
 - a. Community is in good shape.
 - b. Stepping down from the Board after 5 years; 2 years as President.
 - c. First time that an item on parking will be put to vote.
 4. Yanni Chryssomitris, Treasurer gave the report and offered the following highlights:
 - a. 25k was moved from last year's budget into the capital reserves. Due to fiscal prudence, we have not increased dues over the past 3 years and have put full contributions into the capital reserves during that time.

- b. We have also invested well into the grounds work – removal of things like ivy and bamboo.
- c. Encourage the members of the next Board to include the following things
 - i. erosion work
 - ii. replacement of trees at upper odd Indian Ridge Road
 - iii. Negotiate a new contract for landscaping by the end of 2016
 - iv. Garbage disposal contract will be decided in January 2016
 - v. Planning for new Capital reserve study is due in 2017
 - vi. There is an 8% increase of dues this year; and no increases have occurred since 2013
 - vii. \$42k for capital reserves were omitted in 2013 and carried forward in 2014; however it is expected to be offset by lower cost than was budgeted
 - viii. Road widening is not a budgeting item
 - ix. The Playground is currently an under-budgeted item scheduled for 2019
 - x. Estimates we have are conservative, and if we run a surplus we will be able to maintain current dues

5. Annual Budget

Jim Allred asked why \$7500 is set aside for legal fees. Yanni explains that this was projected as an increase over 2015 because of potential legal support that may be needed for upcoming projects in 2016.

Dave Sande asked if legal fees are included in the projections. Yanni said those are included as legal fees.

Bob was concerned if we should be concerned with the risk of an increased assessment in coming years. Yanni said that he would expect this to be re-evaluated in the 2017 Capital Reserve study.

6. Vote on Road Widening Proposal

There was a Q&A session for clarification and questions on the Road Widening proposal. John asked why there is not more transparency and details on the proposal. Jeff clarified that this proposal is asking the community if we want to move ahead with this proposal. Yanni added that the community has received 2 quotes on the asphalt itself - \$20k and \$35k each. The expected cost also includes \$22k of engineering and community support. Yanni added that if other parties shoot this down (Williams, Fairfax, etc) and if that happens, then the assessment doesn't happen. Dave Sande asked how much might be spent if the project is rejected – Pat said that he would estimate approximately \$8000 because of the site plan costs if it gets rejected by the county.

Reed Skaggs asked what would be the cost of just paving and not widening the road. Yanni explained that just paving would be funded under the current capital reserve plan.

John asked what other projects might be moved as a result of this vote. John L responded that this is intended as a potential consequence, specifically projects such as lighting on schedule for 2017 or the playground item scheduled for 2019.

7. Vote on Playground

There was a summary of the Playground by the Playground Committee.

Fran Freedman, Janice Berger, Helen Hauer, and Rebekah Wingert-Jabi presented the project to the community. A typical playground cycle is 20 years – our playground is 40

years old. The Williams pipeline has been very cooperative, which is something they have not done before. We are faced with losing this community asset. Rebekah said some of her best Reston memories were walking out of the house and having a playground so close to home – this is what separates Reston from other communities and increases our property value. It's \$1.89 per day to pay for the special assessment.

There was a question if Williams already approved the design. The proposal was already done with Williams requirements in mind.

Another question asked was whether there are funds available now for a playground. There is 39K slated for 2019, but there is not much available now

A resident asked if there a way that a family cannot pay the assessment if it can be amortized over time. Jeff responded that if anyone has financial difficulties they should pro-actively contact the Board.

Members were instructed to vote on the 2016 budget, the Road Widening Proposal, and the Playground Project. 54 of 102 eligible households were in attendance, so the 40% quorum for common ground initiatives has been met. These votes were tallied while candidate statements took place.

The Budget was passed 50-4.

The Road Widening Proposal was not passed 37-17.

The Playground proposal was passed 40-14.

8. Election of Board Members:

Yanni Chryssomitis, Hadi Damavandy, Bruce Ware and Tyler Willis were the four candidates for the three open Director positions. Yanni was running for re-election. Terms for Yanni and John Lankau are expiring, so two of the terms are for full 3-year terms. The third term is the completion of the Director position filled by Jeff Byrd, who is stepping down this year. The candidate with the third highest number of votes would be elected to fulfill the remaining two years of this term.

Cluster members in attendance voted Bruce Ware and Yanni Chryssomitis to the three year terms and Hadi Damavandy to the two year term. The voting results were:

Bruce Ware – 51

Yanni Chryssomitis - 50

Hadi Damavandy – 40

Tyler Willis – 20

9. Member Comment Period:

- a. Fred asked the community to calm down the rhetoric on Nextdoor and not take advantage of a great community tool.
- b. Fran asked the community to consider how the community would support an electric car.
- c. Joe C said that he has original doorknobs available if anyone would like them please contact him.
- d. Deb mentioned a welcome letter and a pot luck.

- e. Another member asked the Board to consider additional parking items in the future.
- f. Another member wanted to thank the outgoing Board members for their service to the community.

10. The Board entered Executive Session at 9:40pm.

Officer elections were completed. The results, effective at the conclusion of the 2015 Annual Meeting, were as follows:

Yanni Chryssomitis - President
Hadi Damavandy - Secretary
Pat Nichols - Vice President
Charles Colby - Treasurer
Bruce Ware – Vice President at Large

The Board concluded executive session at 9:45pm.

11. Yanni Chryssomitis motioned to adjourn the meeting, second by Charles Colby. The motion passed 5-0. The meeting was adjourned at 9:50pm.

Approved by:


Yanni Chryssomitis
12/18/2016 3:33:59 PM EST
President Yanni Chryssomitis