

GOVERNOR'S GROVE HOMEOWNERS ASSOCIATION, INC.

**October 19, 2015; 7:00PM
Cameron United Methodist Church
3150 Franconia Road
Alexandria, VA 22310**

2015 ANNUAL MEETING MINUTES

**Board Members Present: Harvey Johnson, Bill Powell, Barry Neulen, Lisa Rohn
Board Members Absent: Carrie Tilley
Armstrong Representative: Chris Engleright**

Quorum: Chris Engleright verified that a quorum of Governors Grove homeowners (or their proxies) was *not* present. The meeting proceeded without opportunity for Homeowner to act on business.

Annual Minutes: The homeowners reviewed of last year's minutes, and voted to accept last year's minutes without edit.

Administrative Comments: President Harvey Johnson called the Governors Grove Homeowners Association annual meeting to order at 7:22PM. After welcoming comments, he turned to the agenda to begin the meeting.

- CertaPro Painters representative, Ms. Yeong-Min Choi, provided a very informative presentation regarding home preventative maintenance. Among the issues included were: frequency of painting interior and exterior surfaces (including fences and decks; proper preparation of surfaces to be painted; and a very helpful checklist to evaluate exterior walls, windows and doors. The presentation was very well received, with many homeowners asking questions.

Board Reports:

- President Harvey Johnson provided the President's Report. He noted that a good number of homes had sold within the prior year, bringing many new homewoners to our community. He also observed that property values were increasing, perhaps in part because of the homeowners attention to their property and the actions of the Board to conduct LARC inspections. He noted that the community had not had the experience of any significant crime during the past year. He pointed out a number of improvements in landscaping and the overall appearance of the community.
- Vice President and Grounds Committee Chair Bill Powell provided and overview of the many projects that had been completed in 2015; the community's first

significant trimming of all trees in the common areas; the addition of new trees; extension of the irrigation system to better maintain the lawn near the entrances and along the walking path; and replacement of the landscaping at both sides of the east and west entrances. He also noted the Board's satisfaction with the performance of the snow removal contractor. He indicated that the Board would adopt a standard practice to contract with the landscaping contractor to remove any excessive sand that may be spread in the roadway during the winter.

- Barry Neulen, Chairman of the Landscape and Architectural Committee (LARC), described the process that had been followed for the Spring LARC inspections. The Board, for the first time, had hired a professional housing inspector with the intent of attaining a more informed and objective inspection. As a result the LARC inspections were comprehensive and resulted in a significant number of violations. Even so, a number of repairs and re-inspections had already been accomplished. A number of homeowners offered very positive comments and extended appreciation for the conduct of the inspections. He referred to the three-page Governors Grove Home Improvement Guide and encouraged homeowners to ensure their property looks good and is well maintained.
- Harvey Johnson provided the Treasurer's Report on behalf of Carrie Tilley. He provided a detailed discussion of the 2016 Operating Budget. He noted that the \$165,265 budget maintained dues at the 2015 level – no increase for 2016. He noted the Board had been very attentive in spending throughout 2015, and would be so again during 2016. He noted the very strong financial position of the Association with a continuation of the annual contribution to the Reserve Fund, and a very high level of Retained Earnings.
- Harvey Johnson informed Homeowners of the project listed in the Reserve Study for 2016. These projects included: Asphalt paving, patch work and crack repair; Concrete sidewalk repairs; and Tennis court color coat. He noted that the next major project would be pavement milling scheduled for 2020.

Open Forum:

- Many homeowners asked questions and offered comments;
 - Interest to see an improved and more informational website:
 - The Board is pursuing a refresh of the GGHOA web site during 2016
 - Concern that homeowners who were also landlords were not consistently doing a satisfactory job of maintaining their property

- The Board would be attentive to rental properties during the 2016 LARC inspections; there are legal issues which likely preclude any restriction of a homeowner's option to rent property
- Request for the placement of a table in the dog park
 - The Board will consider for 2016
- Concern that the playground equipment was not clean
 - The replacement of the playground equipment is a 2017 Reserve Study project; the Board will consider options to clean the existing equipment
- Satisfaction for the improved condition of the pond
 - The Board will continue the Pond Maintenance contract for 2016
- Request that the Board provide for snow removal from sidewalks leading to bus stops
 - After discussion among homeowners, the Board expressed an intent to continue with the current practice of expecting homeowners to comply with requirements to shovel their own sidewalks, and encouraged homeowners to shovel nearby common sidewalks.

Elections: Three Board positions were open for election: that of Harvey Johnson, Barry Neulen and Lisa Rohn. There were no volunteer and no candidate nomination prior to the meeting. In view of the absence of a quorum, the assemble homeowners were not able to vote for or against the slate of candidates. The Board will operate by extending each of the members until trhe next annual meeting. A follow-on meeting of the board members will occur in November to determine among themselves who will serve which position on the board.

New Business:

- The Board members introduced an issue of pedestrian safety at the West Entrance, anticipating that an already present issue could be made more of a concern with the pending Fairfax County installation of paved sidewalks along the north side of Franconia Road. The Board proposed the installation of speed hump at the West Entrance. After considerable discussion, a vote for the sense-of-the- community was called. While the lack of a quorum rendered the vote non-binding, those in attendance were unanimous in the absence of support for the installation of the speed hump. There were suggestions to ask the State DOT to install a better defined turn lane, the installation of a flashing light, and the installation of more speed signs. The Board acknowledged all of the discussion.

Adjournment: Having accomplished the full agenda, the annual meeting was adjourned at approximately 9:05 PM.