

BOARD OF DIRECTORS MEETING

**Thursday, JANUARY 7, 2010
7:00 p.m.**

**Southlake Recreation Association
Montclair, VA 22026**

AGENDA

- I. Call To Order
- II. Declaration of a Quorum
- III. Approval of November 5, 2009 Meeting Minutes
- IV. **HOMEOWNERS FORUM**
- V. **Manager's and Treasurer's Report**
 - Assessments Update
- VI. **CLUBHOUSE UPDATE**
 - *2010 Community Events Schedule*
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
 - *Election of 2010 Officers*
- IX. Time and Place of Next Meeting – **Feb. 4 (Thurs)**
- X. Adjournment

**SOUTHLAKE RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 5, 2009**

CALL TO ORDER

The meeting was called to order by Chairman Daniel Schwemmer at 7:00 p.m., at Southlake Recreation Center, 5070 Higgins Drive, Montclair, VA 22026. Chair Schwemmer declared a quorum with the following in attendance:

Daniel Schwemmer Anthony Brannan
Lynne DeWitt Charles Brown
Lin R. Stauffer (Manager)

MINUTES

MOTION #09-63 Lynne DeWitt made a motion to approve the October 8, 2009 Board meeting minutes. Anthony Brannan seconded the motion. Motion passed unanimously.

MANAGERS AND TREASURER'S REPORT:

Manager presented Budget, Income Statement and Disbursement Reports (as of 9/30/09). Balances in accounts total \$283,714.89. Reserves Balance, as of 12/31/08 was \$300,147. 2009 Reserve expenditures total \$42,682 to date. **[Attachment A]**

Assessments Update:

Manager reviewed legal updates on status of past-due accounts, and garnishments. Past-due accounts receivable total \$5,543.25 (6 past-due accounts in excess of 2009 annual assessment, two bankruptcies, five foreclosures, and \$2,205.17 in Bad Debt); \$2,128. in late fees; and \$3,278.30 in legal fees. Liens have been placed against lots, and judgments issued on all past-due accounts. **[Attachment B]**
The Board reviewed collection updates from Compton & Duling L.C. regarding the September 17, 2009 court dates, and the upcoming December 16, 2009 court dates.

MOTION #09-64 Lynne DeWitt made a motion to accept the Manager's and Treasurer's Report. Anthony Brannan seconded the motion. Motion passed unanimously.

Judicial vs. Non-Judicial Foreclosures

The Board of Directors reviewed attorney recommendations regarding judicial vs non-judicial foreclosures.

CLUBHOUSE UPDATE

2009 Community Events Schedule

The Board of Directors reviewed and approved the Southlake Recreation and Community Events schedule. The Board reviewed the October 31 Halloween Event.

ACTION ITEM: Manager requested that the Pool rooms be vacated of all items to allow Virginia Pool Services to drain and winterize all plumbing lines, to prevent breakage, and to store all pool furniture in pool mens and womens room, to prevent furniture from being vandalized, or thrown into the pool.

PWC Police Department Off-Duty Patrols

The Board of Directors reviewed off-duty PWC Police Department patrol logs for October, 2009 and reviewed proposed schedules for November and December, 2009.

Vandalism Updates

The Board of Directors reviewed subpoena for upcoming December 1, 2009 scheduled court dates for five juveniles in Prince William County Juvenile Court.

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OLD BUSINESS

2010 Management Contract

MOTION #09-65 Lynne DeWitt made a motion to approve the 2010 management contract with Linda R. Stauffer, dba Stauffer Management. Anthony Brannan seconded the motion. Motion passed unanimously.

2009 ANNUAL MEETING

ACTION ITEM: The Board of Directors reviewed the scheduled agenda for the ***Annual Meeting December 3, 2009.***

2010 Nominations Committee

ACTION ITEM: Board members were encouraged to canvas for Board members.

NEW BUSINESS

2010 Assessment Resolution

MOTION #09-66 Daniel Schwemmer made a motion to approve the 2010 Assessment Resolution, assessments due on March 1, 2010. Anthony Brannan seconded the motion. Motion passed unanimously.

2010 Resale Disclosure Packets

MOTION #09-67 Lynne DeWitt made a motion to increase the cost for the 2010 Resale Disclosure Packets to \$150.00, in accordance with the Virginia Property Owners Association Act. Anthony Brannan seconded the motion. Motion passed unanimously.

2010 Seasonal Pool Passes Offering

MOTION #09-68 Lynne DeWitt made a motion to approve the 2010 Seasonal Pool Passes offering at \$425. per family, and flier to be distributed in the February, 2010 *Montclairion*. Anthony Brannan seconded the motion. Motion passed unanimously.

TIME & PLACE OF NEXT MEETING

The Annual Meeting is scheduled for Thursday, December 3, 2009.

The next scheduled meeting of the Board of Directors is **Thursday, January 7, 2010** at 7:00 p.m. at Southlake Recreation Center. The Board of Directors approved the 2010 Southlake Meeting schedule.

ACTION ITEM: Manager will forward schedule for Montclair Property Owners Association (MPOA) *Montclairion* calendar.

ADJOURNMENT

MOTION #09-69 Chair Schwemmer entertained a motion for adjournment at 8:00 p.m. Anthony Brannan seconded the motion. Motion passed unanimously.

Respectfully submitted,

Lin R. Stauffer, Manager
Secretary/Treasurer
At the request of the Board of Directors

Attachments