

BOARD OF DIRECTORS MEETING

**Thursday, MAY 6, 2010
7:00 p.m.**

**Southlake Recreation Association
Montclair, VA 22026**

AGENDA

- I. Call To Order
- II. Declaration of a Quorum
- III. Approval of *April 1, 2010* Meeting Minutes
- IV. **HOMEOWNERS FORUM**
- V. **Manager's and Treasurer's Report**
 - Assessments Update
- VI. **CLUBHOUSE UPDATE**
 - *2010 Community Events Schedule*
 - *2010 Pool Updates*
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
- IX. Time and Place of Next Meeting – **June 3 (Thurs)**
- X. Adjournment

**SOUTHLAKE RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 1, 2010**

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
Garth Miller	Lin R. Stauffer (Manager)

HOMEOWNERS FORUM

There were no homeowners in attendance.

The Board of Directors reviewed written homeowner concerns.

MINUTES

MOTION #10-08 Charles Brown made a motion to approve the March 4, 2010 Board meeting minutes with changes. Lynne DeWitt seconded the motion. Motion passed unanimously.

MANAGERS AND TREASURER'S REPORT:

Manager presented Budget, Income Statement and Disbursement Reports (as of 2/28/10). Balances in accounts total \$301,386.09. Reserves Balance, as of 12/31/08 was \$300,147. 2009 Reserve expenditures total \$42,682 to date. Manager entertained Budget questions from Board members. ***[Attachment A]***

Assessments Update:

Manager reviewed legal updates on status of past-due accounts, and garnishments. Past-due accounts receivable total \$29,431.07 (13 past-due accounts in excess of 2009 annual assessment (to include five foreclosures, two payment plans, one bankruptcy case and \$1,972.22 in 2009 Bad Debt); \$4,242.90. in late fees; and \$3,321.66 in legal fees. Liens have been placed against lots, and judgments recorded on all past-due accounts. ***[Attachment B]***

The Board reviewed March 1, 8, 16 and 25, 2010 collection updates from Compton & Duling L.C. regarding the February 25, 2009 court judgments and the upcoming April 15, 2010 court date.

ACTION ITEM: Manager will continue to follow

MOTION #10-09 Lynne DeWitt made a motion to accept the Manager's and Treasurer's Report. Anthony Brannan seconded the motion. Motion passed unanimously.

MOTION #10-10 Anthony Brannan made a motion to transfer \$40,000 SunTrust MM into 26 and 49-mos. 3.00% APY Certificates of Deposit, and transfer \$50,000 into SunTrust MM (currently accruing 1.00% interest). Garth Miller seconded the motion. Motion passed unanimously.

CLUBHOUSE UPDATE

2010 Community Events Schedule

The Board of Directors reviewed and approved the Southlake Recreation and Community Events schedule. The Board reviewed the upcoming April 10, 2010 Wine Tasting event with Chairman Lynne DeWitt.

ACTION ITEM: The Board of Directors discussed and concurred on allowing single homeowners to be accompanied by a guest for the "Members Only" Recreational Events.

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OLD BUSINESS

PWC Police Department Off-Duty Patrols

The Board of Directors reviewed off-duty PWC Police Department patrol logs for March, 2010, reviewed proposed schedule for April, 2010 and authorized renewal of Prince William County random police patrol contracts.

ACTION ITEM: Board members requested management to authorize additional random police patrols nights prior to the May 29th pool opening.

2010 Montclair Seahawks

The Board of Directors reviewed Montclair Seahawks 2010 Swim Season information. Updated Information was placed on the www.southlakerecreation.com web site in March.

Landscaping Contract

ACTION ITEM: The Board of Directors requested assurances that landscaping proposal for area adjacent to the basketball court will correct the drainage concerns.

American Disposal Commercial Services

The Board of Directors reviewed increases in commercial trash contract.

Worker's Compensation Insurance

The Board of Directors reviewed endorsements to the association's package policy.

NEW BUSINESS

Bath House tile repairs

MOTION #10-11 Charles Brown made a motion to approve the proposal from Ball Construction for repairs to Bath House showers. Anthony Brannan seconded the motion. Motion passed unanimously.

TIME & PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors is **Thursday, May 6, 2010** at 7:00 p.m. at Southlake Recreation Center.

ADJOURNMENT

MOTION #10-12 Chair Schwemmer entertained a motion for adjournment at 8:00 p.m. Garth Miller seconded the motion. Motion passed unanimously.

Respectfully submitted,

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

Attachments