

BOARD OF DIRECTORS MEETING

**Thursday, JULY 2, 2009
7:00 p.m.**

**Southlake Recreation Association
Montclair, VA 22026**

AGENDA

- I. Call To Order
- II. Declaration of a Quorum
- III. Approval of May 7, 2009 Meeting Minutes
- IV. **HOMEOWNERS FORUM**
- V. **Manager's and Treasurer's Report**
 - Assessments Update
- VI. **CLUBHOUSE UPDATE**
 - ***2009 Community Events Schedule***
July 5 "Independence Day Ice Cream Social"
- VII. **OLD BUSINESS**
 - Catering Kitchen Renovations
- VIII. **NEW BUSINESS**
 - Vandalism Updates – Denial of Recreational facilities use
 - Security – Digital Video Surveillance Systems
Security Light & Audio Warning Systems
- IX. Time and Place of Next Meeting – **August 6, 2009 (Thurs)**
- X. Adjournment

**SOUTHLAKE RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 4, 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	Charles Brown
Anthony Brannan	Lynne DeWitt
Robert Ronnell	Lin R. Stauffer (Manager)

Chair Schwemmer welcomed Charles Brown to the Board of Directors, and thanked Shawn Peak for his volunteering and assistance to the community.,

Homeowners:

Shawn Peak 15506 Port Washington Court 703-897-7579

Homeowners Forum:

Discussion entailed recent vandalism to the recreational facility and pool.

MINUTES

MOTION #09-27 Lynne DeWitt made a motion to approve the May 7, 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 4/30/09). Balances in accounts total \$398,101.05. Reserves Balance, as of 12/31/07 \$248,158.

[Attachment A]

Assessments Update:

Manager reviewed legal updates on status of past-due accounts, and garnishments. Past-due accounts receivable total \$9,139.58 (9 past-due accounts in excess of 2009 annual assessment, two of which are bankruptcies, and six foreclosures) 28 outstanding 2009 accounts as of June 3, 2009; \$3,838 in late fees; and \$2,529.78 in legal fees. Liens have been placed against lots, and judgments issued on past-due accounts.

[Attachment B]

The Board reviewed collection updates from Compton & Duling LC May 8, May 14 and May 29.

MOTION #09-28 Anthony Brannan made a motion to accept the Manager's and Treasurer's Report. Robert Ronnell seconded the motion. Motion passed unanimously.

MOTION #09-29 Anthony Brannan made a motion to authorize the transfer of \$70,000 from the Operating account to Money Market Account to accrue additional interest. Lynne DeWitt seconded the motion. Motion passed unanimously.

MOTION #09-30 Dan Schwemmer made a motion to approve payment plan for Account #4068 with the understanding that the account will be funded in total by July 15, 2009.

CLUBHOUSE UPDATE

2009 Community Events Schedule

The Board of Directors reviewed and approved the Southlake Recreation and Community Events schedule. The Board reviewed upcoming June 22nd "School's Out Pool Party".

PWC Police Department Off-Duty Patrols

The Board of Directors reviewed off-duty PWC Police Department patrol logs for May, 2009 and reviewed proposed schedules for June and July, 2009.

ACTION ITEM: Charles Brown will coordinate proposed changes in the July Random Police Department Patrol schedules.

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OLD BUSINESS:

Catering Kitchen Renovations

The Board of Directors reviewed three proposals for catering kitchen renovation.

MOTION #09-31 Lynne DeWitt made a motion to approve proposal of C.A. Construction for the replacement of deteriorated kitchen cabinets, laminate counters, to include ice maker, sink, garbage disposal and faucet. Anthony Brannan seconded the motion. Motion passed unanimously.

NEW BUSINESS

Pool Attendance

Board members reviewed May pool attendance counts, noting that the pool was closed in portion, due to vandalism for the first week of the pool season, the highest pool attendance being 142 on May 31, Sunday, at 3:45 p.m.

Security – Digital Video Surveillance Systems

Manager presented three proposals for security video, light and warning systems.

MOTION #09-32 Chair Dan Schwemmer made a motion to table camera proposals for future discussion. Anthony Brannan seconded the motion. Motion passed unanimously.

Vandalism Updates – Denial of Recreational facilities use

MOTION #09-33 Chair Dan Schwemmer made a motion to convene in executive session to discuss matters of litigation. Robert Ronnell seconded the motion. Motion passed unanimously. The Board convened in Executive Session at 8:05 p.m.

The Board of Directors reconvened in Open Session at 8:20 p.m.

MOTION #09-34 Chair Dan Schwemmer made a motion to pursue prosecution of five youth involved in May 22 and May 24 incidents of vandalism to Association property, and instructed manager to issue letters to owners denying use of recreational facilities, following attorney determination. Charles Brown seconded the motion. Motion passed unanimously.

TIME & PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors is Thursday, July 2, 2009 at 7:00 p.m. at Southlake Recreation Center.

ADJOURNMENT

MOTION #09-35 President Brannan entertained a motion for adjournment at 8:30 p.m. Robert Ronnell seconded the motion. Motion passed unanimously.

Respectfully submitted,

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

Attachments