

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
ANNUAL MEETING
DECEMBER 5, 2009**

CALL TO ORDER

President Maureen Bradley called to order the Annual Southlake Landing Townhomes Association Homeowners Meeting at 10:15 a.m., Saturday, December 5, 2009, at Southlake Recreation Center, 5070 Higgins Drive, Dumfries, Virginia 22026.

DECLARATION OF A QUORUM

A quorum was established by homeowner attendance representing 16 homes (7 homes present and 9 proxies). Chair noted that the Declaration of Covenants, Conditions and Restrictions (CC&Rs) requires that ten percent (10%) of the membership known as "Class A" members who are entitled to vote in person or by proxy must be present to meet the quorum requirements. (Of the total 136 lots, 14 must be represented for quorum.)

APPROVAL OF MINUTES

MOTION: Maggie Gustavson made a motion to approve the December 6, 2008 Annual Homeowners meeting minutes. Bunny Smith seconded the motion. Motion passed unanimously.

OPENING REMARKS

President Barbara Smith introduced the Board of Directors and Managing Agent, and noted that SLTA is a non-stock Virginia corporation incorporated August 4, 1987. Membership in the Association conveys with ownership of a lot in Section S-2 or S-10 in the residential planned community of Montclair. Each lot has one vote.

President Smith expressed thanks to those residents who have participated in community events, noting how these events present opportunities for neighbors to work together and discuss community interests and improvements. President Smith reviewed the landscaping accomplishments over this past year, tree pruning and replacement, additions to the hillside and lakefront areas, to include benches, picnic tables, trashcans, and bridges over the storm outlets. The association contracted for concrete sidewalk, curb and gutter repairs to Backwater Court and Saltwater Drive, street cracksealing to Widewater and Montview Drives. The association plans for replacement of fiber safety surfacing on two playgrounds, and has pruned back trees. The association board has spent numerous hours meeting and walking with Valleycrest Landscaping to improve landscaping services in the community, and has one more year on a three-year contract with Valleycrest Landscaping. President Smith thanked Landscaping Chair Louise Seghers; and Social Chair Megan Purdy and Susan Sinclair and their committee members for all their hard work, and gave recognition to all the social events in 2009. President Smith reported on continuing Prince William County Police random patrols.

President Smith presented an overview of the Chesapeake Bay Act, stressed the focus on improving community landscaping. Homeowners were again cautioned not to excavate, install stairways, clear, cut or dump trees and growth on common grounds, and specifically within Resource Protection Areas 100 feet from the lake front, in adherence to the Chesapeake Bay Act.

COMMITTEE REPORTS

Chair Louise Seghers presented an overview of Landscaping Committee "Clean Up" campaigns, and landscaping improvements to the community common areas over the past two years:

Landscaping Improvements, to include a Lakefront Conceptual Plan, by English Country Gardens for improvements to the lake front hillsides, approved by Prince William County and Montclair Property Owners Association for installation in the Resource Protection Area.

Pruning and removal of dying trees in the Resource Protection Areas, and Meadows Farms conceptual landscaping replacement plans (pursuant to the Riparian Buffers Manual) for replacement, approved by Prince William County and Montclair Property Owners Association and installation in the Resource Protection Area.

Entrance Improvements, to include landscaping improvements to all front entrance beds and the Gazebo and Montview Drive areas, and the inherent replacement of declining plantings.

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Page 2

Chair Seghers reviewed the addition of bluestone to the service utility access driveway down to the boat racks, and hardscape improvements, i.e. boxed step pathways down to the lake front, and addition of in-ground metal picnic tables, benches and trashcans, and addressed contracting for the addition of pea gravel to the boat launch areas and both sets of boxed stairs down to the lake front.

SOCIAL COMMITTEE

Chair Megan Purdy presented a report on the varied social events in 2009, and the success in both participation and attendance. She stressed the need for neighbors to greet and get to know one another and to form a "Building Buddies" concept.

MPOA HISTORY COMMITTEE

Member Sarah Romero presented the newly published Montclair History Book, available for sale @ \$29.95 on the Montclairva.com web site; and encouraged member involvement on the committee. Barbara Jackson expressed an interest in joining the MPOA History Committee.

INTRODUCTION OF CANDIDATES

Nominating Committee Chair introduced the candidate for the Board of Directors, incumbent Marie Juliano, and opened the floor for nominations. Barbara Jackson presented Marie Juliano's qualifications. Nominations were closed, ballots were collected and tabulated.

ELECTION OF BOARD OF DIRECTORS

Proxies and ballots were tabulated by the Nominating Committee, and the following candidate was re-elected to the 2010 Board of Directors for three-year term. President Bradley congratulated Marie Juliano, 15794 Wdiewater Drive, elected with 16 votes; and thanked incumbent members for their hard work in the community.

TREASURER'S REPORT AND PRESENTATION OF THE PROPOSED 2010 BUDGET

Manager Lin Stauffer reviewed the Year-to-date 2009 Budget. Treasurer Maggie Gustavson presented the Proposed 2010 Budget. Treasurer Maggie Gustavson addressed the estimated future increases for common area maintenance and improvements, and stressed the Budget Committee's concerns regarding adequately funding the Reserve Fund for required future Replacement Reserves, in accordance with the Reserve Study. Manager and Treasurer entertained questions from the floor. President Smith thanked the Budget Committee for their assistance in formulating the Proposed 2010 Budget. Treasurer Maggie Gustavson called for the vote. Votes were collected and tabulated. The 2010 Budget of \$520.00 annual assessment was passed by the membership by a vote of 15 to 1.

HOMEOWNERS FORUM

Residents discussed the desire to establish an e.mail forum whereby homeowners could have notification of community functions, perhaps an article in the *Montclairion* publication. Homeowners discussed the encroachment of rats into the community, and the desperate need for home owners to contain their trash in covered trash cans. Miranda Faust, 15750 Widewater Drive, expressed concerns about erosion on the lake front common areas.

Manager presented gift cards to door prize winners:

Fibar Replacement on Playground

MOTION #09-62 Maggie Gustavson made a motion to approve the proposal of All-Recreation for fibar safety surfacing replacement on two playgrounds. Barbara Smith seconded the motion. Motion passed unanimously.

ADJOURNMENT

President Smith entertained a motion to adjourn. Dave Feser seconded the motion, and the meeting adjourned upon mutual consent at 12:00 p.m.

Respectfully submitted,

Lin R. Stauffer, Manager
On behalf of Secretary

Attachments