

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 13, 2009**

**Call to Order**

The meeting was called to order by President Barbara Smith at 7:30 p.m. at Southlake Recreation Center, 5070 Higgins Drive, Montclair, VA 22025. President Smith declared a quorum with the following in attendance.

Barbara Smith  
Dave Feser

Nancy Croteau  
Marie Juliano

**Homeowners**

Louise Seghers, Landscaping chair 15769 Widewater Drive

**Homeowners Forum**

There were no homeowners issues presented or discussed.

**MINUTES**

**MOTION #09-46** Nancy Croteau made a motion to approve the September 8, 2009 meeting minutes. Marie Juliano seconded the motion. Motion passed unanimously.

**MANAGER AND TREASURER REPORT**

Treasurer's report was not reviewed as Maggie Gustavson, Board Treasurer, was on business travel.

**COMMITTEE REPORTS**

**Landscaping Committee**

Chair Louise Seghers presented the Landscaping Committee report. Board discussion centered around the removal of damaged and declining trees around the Gazebo area, i.e. the small Willow tree in front of the picnic table and the Crabapple tree on the Montview hillside above the Willow tree. Tree services have confirmed these two trees to be diseased and/or damaged beyond the point of saving. Louise Seghers stated the plan was to replace the trees in the Spring. Nancy Croteau recommended we replace the two trees now and give the trees six months to settle, as the natural rainfall in their dormant stage will be beneficial.

**MOTION #09-47** Nancy Croteau made a motion to remove the Crabapple tree and replace it in close proximity with a Crape Myrtle tree. Marie Juliano seconded the motion. Vote was 2 yes and 2 no's. Motion did not pass. Discussion followed. There was opposition to replacing the trees. Although visuals are very important, there haven't been a lot of surveys taken in awhile by the homeowners on this subject matter.

**ACTION ITEM:** Table the removal and replacement of trees until the Board of Directors has considered two proposals for replacement with Crape Myrtle trees.

15800 Widewater Drive: The Board of Directors discussed the area adjacent to 15800 Widewater Drive, in reference to pruning larger trees, and the possible impending access required by the Montclair Property Owners Association for MPOA cleaning of the retaining pond at the top of the Southlake Forebay channel.

Dave Feser brought up the issue of screening between Montview Drive and Waterway Drive backing to the homes.

Marie Juliano brought up the issue that we needed to come up with a prioritized detailed list of what needs to be done, to prevent fragmentation. The Board will need to see the plans and cost analysis for each task.

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**MOTION #09-48** Nancy Croteau made a motion that two Crape Myrtles and one Maple tree be placed on the island on Widewater Drive. Dave Feser seconded the motion. Motion passed unanimously.

**MOTION #09-49** Dave Feser made a motion to remove the declining Willow tree and Crabapple tree, to be replaced by two medium-sized Crape Myrtle trees by Community Landscape Services. Nancy Croteau seconded the motion. The motion passed unanimously.

**ACTION ITEM:** President Barbara Smith recommended that the Board look at the larger issues and prioritize with recommendations and total costs for:

1. Common area adjacent to 15800 Widewater Drive. This may be impacted by the yet undisclosed access required by the MPOA for cleaning the Southlake Forebay channel.
2. Backwater Court recommendations for landscaping options.
3. Declining Pine trees bordering between Waterway and Montview Drives, and possible landscaping screening options.

**OLD BUSINESS**

**Concrete sidewalk and curb repairs**

Repairs will be accomplished in October on Backwater Court and Saltwater Drive.

**NEW BUSINESS**

**2010 Management Contract**

**MOTION #09-50** President Barbara Smith made a motion to approve the proposed 2010 Financial management contract and continue Lin Stauffer's contract with Southlake Landing Townhomes Association. Marie Juliano seconded the motion. Motion passed unanimously.

**Snow Plowing Contracts**

**ACTION ITEM:** Manager to obtain snow plowing contract with MPOA and Back-up snow plowing contract with Hedge Hog Landscaping (with contract corrections) for consideration at November Board Meeting.

**ANNUAL MEETING**

The Annual Meeting is scheduled for **Saturday, December 5, 2009, at 10:00 a.m.** at Southlake Recreation Center.

**TIME AND PLACE OF NEXT MEETING**

The next regularly scheduled board meeting is scheduled for **Tuesday, 10 November, 2009** at 7:30 p.m. at Southlake Recreation Center.

**ADJOURNMENT**

**MOTION #09-51** President Smith entertained a motion to adjourn. Nancy Croteau seconded the motion, and the meeting was adjourned upon mutual consent at 9:30 p.m.

Respectfully submitted,

Marie G. Juliano  
Secretary