

**Southlake Landing Townhomes Association
BOARD OF DIRECTORS MEETING**

Tuesday, February 10, 2009
Southlake Recreation Center
Montclair, VA 22026
7:30 p.m.

AGENDA

- I. Call To Order
- II. Declaration of a Quorum
- III. Approval of **January 13, 2009** Meeting Minutes
- IV. **HOMEOWNERS FORUM**
- V. Manager's and Treasurer's Report
 - Assessments Update
- VI. **COMMITTEE REPORTS**
 - Landscaping and Grounds Committee
 - Social Committee
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
- IX. Time and Place of Next Meeting – **March 10 (Tues)**
- X. Adjournment

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
January 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 Bradley declared a quorum with the following in attendance.

Barbara Smith	
Dave Feser	Nancy Croteau
Maggie Gustavson	Lin Stauffer, Manager

Homeowners Forum

Homeowners concerns included homeowners not containing their trash in covered trash cans, possible rats on the property (due to lack of trash containment and immediate picking up of pet feces on lots and common areas), and the storage of vehicles in visitors parking spaces.

MINUTES

MOTION #09-01 Dave Feser made a motion to approve the December 9, 2008 meeting minutes. Maggie Gustavson seconded the motion. Motion passed unanimously.

MANAGERS AND TREASURER'S REPORT:

Manager presented Income Statement and Disbursements Report (as of 12/31/08): \$101,046.47 in accounts. Reserves account balances: Capital Reserves \$54,827; Landscaping Reserves \$22,520; Contingency Reserves \$4,951 (as of 12/31/08). ***[Attachment A]***

Assessments

Manager advised outstanding assessments (as of 12/31/08) Assessments \$1,495.55 (Including 2 homeowners opting for semi-annual assessments in the amount of \$550.) late fees \$445. Liens have been placed on past-due properties 30, 47, 108, and 110; judgments and garnishments have been scheduled. ***[Attachment B]***

MOTION #09-02 Bunny Smith made a motion to accept the Manager's and Treasurer's Report. Dave Feser seconded the motion. Motion passed unanimously.

OLD BUSINESS

Prince William County Off-Duty Police Patrols

The Board of Directors reviewed the recent Police Reports and disbursements; and approved the January random off-duty Police Department patrol schedule, as provided by Officer Kelly Anderson, PWC Police Department.

NEW BUSINESS

ELECTION OF OFFICERS

MOTION #09-03 Maggie Gustavson made a motion to elect Barbara Smith as President Dave Feser as Vice President, Maggie Gustavson as Treasurer and Marie Juliano as Secretary. Nancy Croteau seconded the motion. Motion passed unanimously.

2009 PRIORITIES

MOTION #09-04 Dave Feser made a motion that each Board member formulate and forward to management a list of 2009 Board of Directors Priorities, for review and approval at the February Board meeting. Barbara Smith seconded the motion. Motion passed unanimously.

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ARCHITECTURAL GUIDELINES

The Board of Directors expressed their disapproval with the last-minute notice by the MPOA Covenants representative (notice provided via phone same day of Appeals hearing January 7, 2009, in the case of gridless windows installed at 15614 Montview Drive). In addition, SLTA management provided SLTA Board of Directors' disapproval notice to the MPOA Covenants manager in advance of the approval for gridless windows at 15752 Widewater Drive. However, the MPOA Covenants manager failed to provide this information to the MPOA Covenants Committee prior to their meeting, as well as failed to follow up with notice of the Appeals hearing. To date, the MPOA Covenants Department has failed to respond to inquiries regarding changes to the architectural guidelines.

The Board of Directors discussed their inquiry of the Montclair Property Owners Association for addition to the MPOA Architectural Guidelines for Southlake townhomes. “.. The Board of Directors encourages home owners to make improvements to their homes in the way of more cost-saving and energy-efficient doors and windows; however, changes should be in correlation with the original design aspects of the Townhomes, and not visually detract from the aesthetics of the community. The Southlake Landing THA Board of Directors respectfully request an addition to the MPOA ARC Guidelines which states something to the effect: “All changes to exterior siding, exterior doors and windows in Southlake Landing and Southlake Cove Townhome Association which differ from the original siding, door or windows with mullions or grids, require advance PIR approval of the MPOA and Townhome Association...”

Dead Tree Removal and Pruning

Barbara Smith and Nancy Croteau expressed their displeasure at the performance of Ron's Tree Service in the removal of the dead willow tree behind 15606 Montview Drive. Board members noted that the trash cans adjacent to the boat racks require emptying.

TIME AND PLACE OF NEXT MEETING

The next regularly-scheduled Board meeting is scheduled for Tuesday, February 10, 2009, at 7:30 p.m. at Southlake Recreation Center.

ADJOURNMENT

MOTION #09-05 **President Smith** entertained a motion to adjourn. Dave Feser seconded the motion, and the meeting was adjourned upon mutual consent at 8:30 p.m.

Respectfully submitted,

Lin R. Stauffer, Manager
On behalf of Secretary

Attachments