

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

Tuesday, March 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 ***February 10, 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 – **April 14 (Tues)**
- X. Adjournment

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
February 10, 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	Marie Juliano
Dave Feser	
Maggie Gustavson	Lin Stauffer, Manager

Homeowners:

Megan Purdy	15650 Montview Drive	703-895-4880
Louise Seghers	15769 Widewater Drive	703-878-2839

Homeowners Forum

Homeowners concerns included homeowners not containing their trash in covered trash cans, 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 #09-06 Maggie Gustavson made a motion to approve the January 13, 2008 meeting minutes. Marie Juliano 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 \$53,727; Landscaping Reserves \$22,520; Contingency Reserves \$4,951 (as of 1/30/09). **[Attachment A]**

Assessments

Manager advised outstanding 2008 assessments (as of 2/8/09) Assessments \$1,791.00 late fees \$200; legal fees \$230.14. Liens have been placed on past-due properties 30 and 110; judgments and garnishments have been scheduled, and foreclosure trustees sale #30, 2/13/09. **[Attachment B]**

MOTION #09-07 Maggie Gustavson made a motion to accept the Manager's and Treasurer's Report. Dave Feser seconded the motion. Motion passed unanimously.

COMMITTEE REPORTS

Social Committee

Chair Megan Purdy presented the Social Committee Report. Discussion followed regarding Social Committee calendar, possible Book Club, designation of Block Captains for each building, and inclusion of an article in the *Montclairion*.

Landscaping Committee

There was no Landscaping Committee Report. Chair Seghers will canvas members for location of a new picnic table and bench.

MOTION #09-08 Dave Feser made a motion to approve the purchase of trash can, bench and table/bench combination for installation, location to be determined by the Landscaping Committee. Marie Juliano seconded the motion. Motion passes unanimously.

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OLD BUSINESS

Prince William County Off-Duty Police Patrols

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

Concrete Sidewalk and curb repairs (Backwater and Saltwater)

ACTION ITEM: Manager will obtain proposals for curb and gutter, and sidewalk repairs.

NEW BUSINESS

2009 PRIORITIES

The Board reviewed suggested 2009 Priorities and Challenges.

Leaf and sweetgum ball management

The Board of Directors reviewed and tabled Pine Ridge Landscaping, Inc. proposal of \$930.00 for an additional leaf and sweetgum ball removal.

ACTION ITEM: Manager to obtain proposal from JL Affordable to clean debris from streets and paint mailbox stands.

MPOA PIR Requests

MOTION #09-09 Maggie Gustavson made a motion to approve MPOA Property Improvement Request for installation of door and windows at 15789 Widewater Drive. Marie Juliano seconded the motion. Motion passed unanimously.
Board of Directors reviewed SLTA architectural violations.

TIME AND PLACE OF NEXT MEETING

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

ADJOURNMENT

MOTION #09-10 President Smith entertained a motion to adjourn. Dave Feser seconded the motion, and the meeting was adjourned upon mutual consent at 9:00 p.m.

Respectfully submitted,

Lin R. Stauffer, Manager
On behalf of Secretary

Attachments

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...”