

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

**Tuesday, APRIL 14, 2009**  
Southlake Recreation Center  
Montclair, VA 22026  
7:30 p.m.

**AGENDA**

- I. Call To Order
- II. Declaration of a Quorum
- III. Approval of *March 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 – **May 12 (Tues)**
- X. Adjournment

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 10, 2009**

**CALL TO ORDER**

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

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 #09-11** Maggie Gustavson made a motion to approve the February 10, 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 2/28/09): \$136,993.30 in accounts. Reserves account balances: Capital Reserves \$54,827; Landscaping Reserves \$22,520; Contingency Reserves \$4,951 (as of 2/28/09). **[Attachment A]**

**Assessments**

Manager advised outstanding 2008 assessments (as of 3/08/09) Assessments \$,3961.14; late fees \$800; 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, scheduled for 2/13/09. **[Attachment B]**

**MOTION #09-12** 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*. **Megan Purdy** advised the Book Club first met 2/27/09, first Tuesday of each month to rotate homes. The Board discussed establishing a **Welcome Committee**.

**Landscaping Committee**

**ACTION ITEM:** Chair Seghers will canvas members for location of a new picnic table and bench.  
**MOTION #09-13** Maggie Gustavson made a motion to approve J.L. Affordable Spring clean up of trash and wood debris, throughout Southlake Landing THA in an amount not to exceed \$500.00. Marie Juliano seconded the motion. Motion passed 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 March 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 2009 Priorities and Challenges.

**TIME AND PLACE OF NEXT MEETING**

The next regularly-scheduled Board meeting is scheduled for Tuesday, April 14, 2009, at 7:30 p.m. at Southlake Recreation Center.

**ADJOURNMENT**

**MOTION #09-14** Vice President Feser entertained a motion to adjourn. Marie Juliano 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