

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

Tuesday, JUNE 9, 2009
Southlake Recreation Center
Montclair, VA 22026
7:30 p.m.

AGENDA

- I. Call To Order
- II. Declaration of a Quorum
- III. Approval of *May 12, 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 – **July 14 (Tues)**
- X. Adjournment

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 12, 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	Maggie Gustavson
Marie Juliano	Lin Stauffer, Manager

Homeowners:

Louise Seghers	15769 Widewater Drive	703-878-2839
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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), graffiti on mailboxes and signs, and the storage of vehicles in visitors parking spaces, inoperable vehicles in the community.

Resource Protection Area Encroachment Submission

The Board of Directors reviewed response from Prince William County Watershed Management Branch, regarding submission of Ms. Jacquemetton's RPA Encroachment Submission.

MINUTES

MOTION #09-22 Dave Feser made a motion to approve the April 14, 2008 meeting minutes. Barbara Smith seconded the motion. Motion passed unanimously.

MANAGERS AND TREASURER'S REPORT:

Manager presented Income Statement and Disbursements Report (as of 4/30/09) \$137,985.84 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 2009 assessments (as of 5/11/09): Assessments \$16,199.59 (to include 41 homeowners paying \$260. July 1, 2009, as part of the semi-annual payment plan); late fees \$700; legal fees \$230.14. Liens have been placed on past-due properties 30 and 110; judgments and garnishments have been scheduled, and judgement proceedings 6/4/09. **[Attachment B]**

MOTION #09-23 Marie Juliano made a motion to accept the Manager's and Treasurer's Report. Maggie Gustavson seconded the motion. Motion passed unanimously.

COMMITTEE REPORTS

Social Committee

Louise Seghers advised the Social Committee has met, and scheduled some events for 2009: Memorial Day "Happy Hour at the Gazebo" on May 29, Book Club Book Exchange at the Widewater Island on June 13, Boat Regatta tentatively scheduled for July 25, August Ice Cream Social; and Labor Day Picnic September 7, 2009.

Dave Feser presented a "Building Buddy" concept. Board members discussed the concept.

Landscaping Committee

Chair Louise Seghers presented a landscaping committee report, to advise of hard scape, landscaping improvements and clean-up of the common areas. Board members expressed concerns about the mowing of common areas and yard with the larger mowers, which are leaving rutts on the property. It was noted that we have experienced a very rainy Spring.

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ACTION ITEM: Landscaping Chair to meet with Steve Blakely, Valleycrest Landscaping, to view some areas which require overseeding.

OLD BUSINESS

Prince William County Off-Duty Police Patrols

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

Foot Bridges over Montview Storm Sewer Outfalls

MOTION #09-24 Dave Feser made a motion to approve the purchase and installation of two foot bridges over the storm sewer outfalls below the gazebo on Montview Drive. Maggie Gustavson seconded the motion. Motion passed unanimously.

Concrete Sidewalk and curb repairs (Backwater and Saltwater)

Manager distributed proposal for sidewalk, curb and gutter repairs on Backwater Court and Saltwater Drive for Board review.

Cracksealing of streets on Montview and Widewater Drives

ACTION ITEM: Manager was requested to obtain proposal from Brothers Paving for cracksealing Montview and Widewater Drive.

Nancy Croteau expressed her concerns that the yellow curb paint used to delineate Fire Lane No Parking on Montview Drive is too bright a yellow color.

ACTION ITEM: Nancy Croteau will inquire into some alternative yellow colors, for repainting of the curbs. Manager will obtain proposal for repainting yellow curbs on Montview Drive.

NEW BUSINESS

TIME AND PLACE OF NEXT MEETING

The next regularly-scheduled Board meeting is scheduled for Tuesday, June 9, 2009, at 7:30 p.m. at Southlake Recreation Center.

ADJOURNMENT

MOTION #09-25 President Smith entertained a motion to adjourn. Nancy Croteau seconded the motion, and the meeting was adjourned upon mutual consent at 8:50 p.m.

Respectfully submitted,

Lin R. Stauffer, Manager
On behalf of Secretary

Attachments