

BOARD OF DIRECTORS MEETING

Tues., FEBRUARY 12, 2013
Southlake Recreation Center
Montclair, VA 22026

7:00 p.m.

AGENDA

- I. Call To Order
- II. Declaration of a Quorum
- III. **Approval of *January 15, 2013* Meeting Minutes**
- IV. **HOMEOWNERS FORUM**
- V. **Manager's and Treasurer's Report**
 - Assessments Update
- VI. **COMMITTEE REPORTS**
 - Social Committee
- VII. **OLD BUSINESS**
 - Dupont Imprelis Claims Resolution Agreement
- VIII. **NEW BUSINESS**
- IX. Time and Place of Next Meeting ~ **March 12, 2013 (Tues.)**
- X. **Adjournment**

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 15, 2013**

CALL TO ORDER

The meeting was called to order by President Barbara Smith at 7:20 p.m. at Southlake Recreation Center, 5070 Higgins Drive, Montclair, VA 22025. President Smith declared a quorum with the following Board members in attendance:

Barbara Smith	Maggie Gustavson	Patricia Kelleher
Sue Zamperini	Lin R. Stauffer, Manager	

HOMEOWNERS FORUM

The Board of Directors again addressed landscaping concerns, complaints reference the parking of vehicles over 24 hours in visitors spaces, exterior architectural violations, and residents not picking up dog feces on common areas.

MINUTES

MOTION #13-01 Maggie Gustavson made a motion to approve the November 13, 2012 meeting minutes. Sue Zamperini seconded the motion. Motion passed unanimously.

MANAGERS AND TREASURER'S REPORT:

Treasurer Maggie Gustavson reviewed the Income Statement and Disbursements Report (as of 11/30/12) \$140373.64 in accounts. Reserves account balances: 2012 Capital Reserves \$124,304, general fund \$2,400; Landscaping Reserves \$20,000; Contingency Reserves \$7,000 (as of 10/01/12). **[Attachment A]**

ACTION ITEM: Manager was requested to inquire into the interest rates on money market accounts, as several accounts will incur lower APR as of January 22, 2013.

Assessments Report

Outstanding 2012 assessments (as of 12/31/12): Assessments \$3,466 (to include one foreclosure in arrears of 2011 assessments, total of four homes in arrears of 2011 assessments and four homeowners in arrears of 2012 assessments); late fees due \$685.; and legal fees due \$2,477.39. Past due accounts have been referred to Compton & Duling LC for collection and liens have been placed on past-due properties. Board members reviewed Compton & Duling L.C. reports. **[Attachment B]**

MOTION #13-02 Maggie Gustavson made a motion to accept the Manager's and Treasurer's Report. Patricia Kelleher seconded the motion. Motion passed unanimously.

COMMITTEE REPORTS

Social Committee: No report.

OLD BUSINESS

DUPONT Imprelis Claims Resolution Agreement

Manager advised that Dupont has received certified Dupont Claims Resolution Agreement.

NEW BUSINESS

Election of 2013 Board of Directors Officers

MOTION #03-03 Maggie Gustavson made a motion to retain the current slate of Officers for 2013. Patricia Kelleher seconded the motion. Motion passed unanimously.

Landscaping Proposal

MOTION #03-04 Maggie Gustavson made a motion to table the Community Landscape Services Proposal E12-8549, for further consideration. Barbara Smith seconded the motion. Motion passed unanimously.

ACTION ITEM: Board to further review the removal of declining Bradford Pear trees adjacent to 15800 Widewater Drive.

**SOUTHLAKE LANDING THA
Board of Directors Meeting
January 15, 2013
Page two**

TIME AND PLACE OF NEXT MEETING

The next Board of Directors meeting is scheduled for **Tuesday, February 12, 2013, at 7:00 p.m. at Southlake Recreation Center.**

Adjournment

MOTION #13-05 President Smith entertained a motion to adjourn. Maggie Gustavson made a motion to adjourn and Sue Zamperini seconded the motion. The meeting was adjourned upon mutual consent at 8:10 p.m.

Respectfully submitted,

*Lin R. Stauffer, Manager
at Request of the Board of Directors*

Attachments