

BOARD OF DIRECTORS MEETING

Tues., APRIL 9, 2013
Southlake Recreation Center
Montclair, VA 22026

7:00 p.m.

AGENDA

- I. Call To Order
- II. Declaration of a Quorum
- III. **Approval of *March 12, 2013* Meeting Minutes**
- IV. **HOMEOWNERS FORUM**
- V. **Manager's and Treasurer's Report**
 - Assessments Update
 - Request to waive late fees
- VI. **COMMITTEE REPORTS**
 - Social Committee
- VII. **OLD BUSINESS**
 - Dupont Imprelis Claims Resolution Agreement
 - Architectural Guidelines
 - Assessment of Violation Charges
- VIII. **NEW BUSINESS**
 - Boat Racks
 - House Bills effective July 1, 2013
- IX. Time and Place of Next Meeting ~ **May 14, 2013 (Tues.)**
- X. **Adjournment**

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 12, 2013**

CALL TO ORDER

The meeting was called to order by President Barbara Smith at 7:15 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
Marie Juliano	Patricia Kelleher
Sue Zamperini	Lin R. Stauffer, Manager

Homeowner: Ana Prizina 15788 Widewater Drive 703-475-4858

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, residents not picking up dog feces and trash on common areas and leaving trashcans in front yards. Ana Prizina noted that vandals have cut the baby swing and neighboring children are again abusing the playground equipment. Complaints were received about vehicles parking parallel along the front entrances for the bus stops. Homeowners were encouraged to call the management office with specific complaints.

ACTION ITEM: Manager will check and replace playground baby swing.

MINUTES

MOTION #13-10 Marie Juliano made a motion to approve the February 12, 2013 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 2/28/13) \$171,986.18 in accounts. Projected Reserves account balances as of 12/31/2012: Capital Reserves \$104,868, Landscaping Reserves \$20,000; Contingency Reserves \$7,000. **[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 annual assessments (as of 3/10/13): Assessments \$24,829. (to include one foreclosure in arrears of 2012 assessments totaling \$5,294.); late fees due \$1,515; and legal fees due \$1,481. Past due accounts have been referred to Compton & Duling LC for collection and liens and judgements have been placed on past-due properties. Board members reviewed Compton & Duling L.C. reports.. Continuance dates have been set for March 7 and trial date has been set for Account #13-25 for May 9, 2013 & management must attend to testify.

[Attachment B]

Manager advised that assessments were due by February 15, and late fee notices are mailed on February 15, and March 15, 2013.

MOTION #13-11 Maggie Gustavson made a motion to waive late fee of \$25. for Account 13-0056. Marie Juliano seconded the motion. Motion passed unanimously.

MOTION #13-12 Maggie Gustavson made a motion to accept the Manager's and Treasurer's Report. Marie Juliano seconded the motion. Motion passed unanimously.

COMMITTEE REPORTS

There were no Committee Reports.

**SOUTHLAKE LANDING THA
Board of Directors Meeting
March 12, 2013
Page two**

OLD BUSINESS

DUPONT Imprelis Claims Resolution Agreement

The Board reviewed February 20, 2013 Association response to Dupont with additional information, to include complete pictures and certification of trees slated for and/or already removed, in conjunction with the Dupont Claims Resolution Agreement.

ACTION ITEM: Manager advised that Dupont has sent yet another request for document clarification, on which management will respond.

MONTCLAIR LIBRARY INFORMATION MEETING

The Board of Directors reviewed the January 16, 2013 Montclair Library Information meeting.

Prince William County Service Authority

ACTION ITEM: Manager was requested to inquire as to time schedule for PWCSA to begin the clearing of the water and sewer easements around the perimeter of Lake Montclair.

NEW BUSINESS

Landscaping Improvement

ACTION ITEM: Manager was requested to walk with Community Landscaping Services to begin process of dead tree and stump removal and proposed landscaping improvements.

Assessing Violation Charges for Violations of Declaration or Association rules/regulations

The Board of Directors reviewed February 22, 2013 Chadwick, Washington, Moriarty, Elmore & Bunn P.C. overview of recent case law and decision impact on the Association. Discussion followed.

2013 Architectural Review

ACTION ITEM: Board members will begin the 2013 architectural inspections, for submission to MPOA.

TIME AND PLACE OF NEXT MEETING

The next Board of Directors meeting is scheduled for **Tuesday, April 9, 2013, at 7:00 p.m. at Southlake Recreation Center.**

Adjournment

MOTION #13-13 President Smith entertained a motion to adjourn. Maggie Gustavson made a motion to adjourn and Marie Juliano seconded the motion. The meeting was adjourned upon mutual consent at 8:25 p.m.

Respectfully submitted,

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

Attachments