

BOARD OF DIRECTORS MEETING

Tues., MAY 14, 2013
Southlake Recreation Center
Montclair, VA 22026

7:00 p.m.

AGENDA

- I. Call To Order
- II. Declaration of a Quorum
- III. **Approval of *April 9, 2013* Meeting Minutes**
- IV. **HOMEOWNERS FORUM**
- V. **Manager's and Treasurer's Report**
 - Assessments Update
 - 2012 Draft Audit
- VI. **COMMITTEE REPORTS**
- VII. **OLD BUSINESS**
 - Dupont Imprelis Claims Resolution Agreement
 - House Bills effective July 1, 2013
- VIII. **NEW BUSINESS**
 - Boat Racks
 - Landscaping Proposals
- IX. Time and Place of Next Meeting ~ **June 11, 2013 (Tues.)**
- X. **Adjournment**

**SOUTHLAKE LANDING TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 9, 2013**

CALL TO ORDER

The meeting was called to order by President Barbara Smith at 7:00 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

HOMEOWNERS FORUM

The Board of Directors addressed homeowner concerns. Homeowners continue to complain about vehicles parking parallel on Widewater Drive, in fire lanes and blocking the vehicles access into allocated parking spaces. Complaints have been received regarding neighborhood youth playing ball, skateboarding in the street and dragging limbs and rocks into the street.

MINUTES

MOTION #13-14

Maggie Gustavson made a motion to approve the March 12, 2013 meeting minutes. Marie Juliano 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]**

Assessments Report

Outstanding annual assessments (as of 3/10/13): Assessments \$20,435 (to include one foreclosure in arrears of 2012 assessments totaling \$5,294.); late fees due \$2,165; and legal fees due \$1,369. 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. January 15 and 21, and March 11,22 and 25 reports. The Board reviewed Answer and Grounds of Defense relative to trial date set for Account #13-25 for May 9, 2013, **[Attachment B]**

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

MOTION #13-15 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.

OLD BUSINESS

DUPONT Imprelis Claims Resolution Agreement

The Board reviewed March 13, 2013 Association response to Dupont with additional requested information. The Board of Directors reviewed the U.S. District Court for Eastern District of Pennsylvania class action lawsuit, and the possibility of additional settlement benefits to the Association.

ACTION ITEM: Manager was authorized to have attorney review of the settlement requirements.

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Prince William County Service Authority

ACTION ITEM: Manager advised that PWCSA will begin the clearing of the water and sewer easements around the perimeter of Lake Montclair in the near future, and will advise the association when they are scheduled to perform clearing.

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.

MOTION #13-16 Marie Juliano made a motion to authorize the removal of dead trees bordering the rear of Montview and Waterway Drives by Community Landscape Services, to be funded by Dupont. Barbara Smith seconded the motion. Motion passed unanimously.

Boat Racks

ACTION ITEM: Manager will inquire about redesigning the boat racks to accommodate larger boats.

House Bills

The Board of Directors reviewed 2013 Virginia General Assembly House Bills effective July 1, 2013.

MOTION #13-17 Marie Juliano made a motion to authorize attorney review of the 2013 Assessment Payment Resolution, effective July 1, 2013. Maggie Gustavson seconded the motion. Motion passed unanimously.

Montclair Library

ACTION ITEM: Manager will contact Prince William County Library officials to schedule a meeting to review and discuss landscaping and boundary requirements for the new Montclair Library site.

Architectural Violations

It was noted that Board members Barbara Smith and Sue Zamperini met with the Montclair Property Owners Association (MPOA) Covenants Department to review Southlake Landing's list of architectural violations.

ACTION ITEM: MPOA will be performing architectural inspections this Spring and will advise the SLTA Board of Directors with the breakdown of noted violations.

ACTION ITEM: Manager will email a proposed copy of the "Friendly Reminder" door hangers for Board member review.

TIME AND PLACE OF NEXT MEETING

The next Board of Directors meeting is scheduled for **Tuesday, May 14, 2013, at 7:00 p.m. at Southlake Recreation Center.**

Adjournment

MOTION #13-18 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 8:40 p.m.

Respectfully submitted,

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

Attachments