

Arrowood Homeowners' Association
Board Meeting
November 4, 2010

The meeting was called to order at 7:32 PM at the Buckhall Fire Department.

Attendees:

Chris Spicer – President
Karen Hatcher – Vice President
Kathryn Scott – Secretary
Krista Miller – Treasurer
Byron Lewis – ARC (excused himself after the reading of the 2011 budget)
Marci Looney – At Large
David Milliken – At Large (arrived after the reading of the minutes)

The agenda was approved as read.

Minutes:

The August 5th minutes were read and approved with corrections. Chris will confirm with Sherry at Coon & Purnell concerning the attorney's fees for collections. The September 16th minutes were approved, as read. There was no October meeting.

Finance Report:

Krista read the balance sheet, as of October 31st. Substantial progress has been made on accounts receivable – collecting late dues. There are 40 homeowners with outstanding balances - 22 are more than one quarter late on their payments. Next week those 22 with outstanding balances over 90 days late will be turned over to the lawyer. As per the Covenants, all homeowners are subject to late fees – those not complying will be turned over to the attorney for collection.

Old Business:

2011 Budget: The 2011 budget has been drafted and will be provided to the Board for review. Concerning the dues, the Board voted and approved (6 for – 1 against) to increase the 2011 dues 5%, as per the Covenants; and voted and approved (6 for – 1 against) to maintain the discount for paying the annual dues in a lump sum up front. The 2011 dues will be \$332.00 annually (\$83.00 if paid quarterly or \$312.00 if paid in a lump sum by January 31st). Dues letters and coupons need to be mailed next month. The Board will come up with a list and estimates of budget items for 2011 (example: further graffiti clean ups, aging infrastructure – front wall and playground area, lighting, reinstate Halloween parade, barbeque, picnic table and benches).

ARC Campaign Letters: The letters will be mailed within the next week.

Storm Water Management Area: The Board voted unanimously not to have the SWMA bushhogged a third time this year.

New Business:

Tree Removal (Signal Hill Road & Playground Area): The Board voted and approved to have Howard Curtis with a professional tree service remove the fallen tree and stump on Signal Hill Road and to reshape and remove debris from a large hanging branch on a tree at the playground).

Community Website Modifications: Chris will work with Idriss to update the website.

Street Lights/Lighting on Manassas Forge Drive: The lighting along the sidewalk in front of the park area is very dark. Chris will contact NOVEC and electricians for estimates about lighting along this area and at the gazebo.

ARC Report: There was no ARC report tonight.

Neighborhood Watch Update: Reported violations were minor – parking and dog barking.

Incoming Correspondence: none

Community Time: none

The meeting adjourned at 8:45 PM.
Respectfully submitted,
Kathryn Scott