

Arrowood Homeowners' Association
Board Meeting
February 2, 2015

The February 2nd meeting was called to order at 7:06 PM at the Buckhall Fire Department.

Attendees:

Pam Morris – Vice President
Kathryn Scott – Secretary
Patty Sisk – Treasurer
Bill Gee – Member-At-Large/ARC Chairperson
John Bashore – Member At Large 1
John McLaren – Member At Large 2

Sequoia Management Company: Jessica Azzarano, Danny Niemi

Absent:

Chris Spicer – President

Wawa Presentation: Wawa is exploring opening a 24 hour convenience store/12 pump gas station in the Walmart parking lot closer to Applebee's. If approved, construction would start in mid 2016 and open later that year. Homeowner questions were welcomed.

Cayden Ridge Presentation Update: Representatives from the Cayden Ridge development updated their presentation from our July 2014 meeting. The number of lots has decreased from 188 to 149 with more distance between houses and the homes will not front Signal View Drive but face an internal street. There will be a wide paved trail on Signal View Drive down to the entrance of Signal Bay Waterpark. They expect to break ground in early to mid 2016 with the project taking probably 3-4 years. Homeowner questions were welcomed.

Recognition of Homeowners/Resident Forum: One homeowner remained with an ARC application and questions concerning storm damage to his siding/roof and only partial replacement by his insurance company, as well as a violation notice.

Review and Approval of Meeting Minutes – December 10, 2014: Pam made a **motion** to approve the December 10th meeting minutes. John B. seconded the motion. The vote was unanimous.

Architectural Committee Report:

Guideline Amendments – Board Liaison: Per Bill Gee, the Guidelines Amendments are still in progress. Each Board member was given a packet of possible revisions to review for the next meeting.

Architectural Application(s) Review: One application was submitted by the homeowner who spoke during the Recognition of Homeowners/Resident Forum.

Unfinished Business – Management Report:

- 1) **Asphalt Walkway & Basketball Court Replacement Proposals:** Tabled until March 2015. Jessica has received updated bids.
- 2) **Pavilion Damage:** Tabled for proposals.
- 3) **Reserve Study:** Tabled for final production and approval. Rerunning numbers for better projection.

New Business - Management Report:

- 1) **Financial Statement analysis for the months ending December 31, 2014 and January 31, 2015:** Jessica went over the financial statement in the Board members' packet.
- 2) **Monthly Board Meeting Schedule Change:** We can no longer hold our scheduled monthly meetings on the second Wednesday of each month at Buckhall Fire Department. The fire department needs to use the room for their business. The Board would like to keep the meetings on a Wednesday night since our signs state Wednesday on them. Jessica will check with Signal Hill Elementary School and Buckhall United Methodist Church to see if we can meet at their location on the second Wednesday of the month.
- 3) **Premier Turf & Landscaping Monthly Report:** Report included in Board members' packet.
- 4) **PWC Calendar of Events Brochure:** A *Calendar of Events* from the Prince William County Library System was included in the Board members' packet.
- 5) **Basketball Nets:** The Board discussed replacing the basketball nets at the tennis courts with permanent high endurance basketball nets. Patty made a **motion** to purchase two white permanent high endurance basketball nets. John B. seconded the motion. The vote was unanimous.
- 6) **Operational Calendar:** Board went over the calendar in the Board members' packet. The meeting next month will be March 11th. Tot Lot wood chips should be put down in April. The Community Spring Yard Sale will be May 2nd rain or shine.

Bill made a **motion** to go into Executive Session at 8:22 PM. Pam seconded the motion. The vote was unanimous.

Sequoia Management Company Aging Report: Board members were provided a copy.

Collection Status Report from CWMEB dated January 7, 2015: Board members were provided a copy.

Collection Cost Analysis from March 2013-October 2014: Board members were provided a copy.

Violation Appeal – Account 158061: Board discussion

Pre-Paid Assessments List: Board members were provided a copy.

Bill made a **motion** at 8:38 PM to move back to open session. John B. seconded the motion. The vote was unanimous.

Architectural Appeal - Account 158061: Bill made a **motion** to approve the siding the insurance company wanted to use on the side of the house. Patty seconded the motion.

The vote was unanimous. Bill made a **motion** to deny the roof change because the visual plane must be the same. John M. seconded the motion. The vote was unanimous.
Garage door handles: Tabled. Bill will take pictures for the Board to review.

Adjournment: Bill made a **motion** to adjourn the meeting at 8:40 PM. John B. seconded the motion. The vote was unanimous.

Respectfully submitted,
Kathryn Scott, Secretary