

Glencannon Community Association

Post Office Box 442
Vienna, VA 22180

Annual Meeting of the Homeowners Minutes – March 15, 2005

The meeting was held at Flint Hill Elementary School. Glencannon Community Association President Hugh Linnemann presided over the meeting.

Hugh called the meeting to order. He stated that the community had lost two members through death this past year, Archie Stewart and Colonel (ret.) George Britt. Hugh introduced the members of the outgoing board. Hugh then recognized the families that had moved into the neighborhood within the past year, the Manninos, the Hedlunds, and the Custers.

Hugh introduced the nominees for the new board, Chuck Manns, Doug Strait, Quentin Taylor, John Mannino and Dana Hanton. Hugh then asked if there were any nominations from the floor. He stressed that anyone nominated had to agree to serve. There were no nominations from the floor. A community member asked if the nominees had an agenda or a platform. It was stated that typically community members serve because they are asked to rather than having an agenda. However, the idea of communicating the ideas and or backgrounds of nominees was agreed to be a good one and it was recommended that the 2005-2006 Board review this. Each of the nominees stood and gave a brief overview of their history relating to the neighborhood and mentioned any ideas that they might have. Ballots were completed and given to the impartial Ballot committee consisting of Bob McCarthy to be counted.

Hugh Linnemann provided an overview of the past year's activities. Kerry Blankenship stated that there were copies of the minutes from the 2004 Annual meeting on each table. Kerry also stated that there were two names out of order in the most recent phone directory. She stated that these were not corrected because one on the items considered by the current board and to be passed on the incoming board was including advertising in the directory and having advertisers pay for the spots in the directory. Therefore, a new directory may be printed sooner rather than later.

Hugh then provided the treasurers report as Nancy Gaston was unable to be at the meeting. Hugh clarified that the budget covered a one-time fifteen-month period to bring the fiscal year in line with the board year and adhere to a change passed in 1997. The total income was higher than in the past because it included two cycles of dues. A community member asked if the board had explored having the surplus amount in a money market account that would earn more interest. It was agreed to pass this recommendation to the incoming board for review. Hugh covered the past years expenditures and the upcoming budget. He stated that the cost for mowing the common area is to increase by \$10/mowing for the upcoming year. This is the first price increase in eight years. The proposed budget was reviewed. It was moved and seconded that the budget be passed as written. The budget was approved as written.

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It was reported that the individuals nominated for the 2005-2006 Board had been elected.

Hugh Linnemann introduced the By-Laws revisions. It was stated that numerous residents did not have a copy of the By-Laws, Covenants and Rules to match the copy that from which the changes were taken. It was stated that the most recent copy of the By-Laws, Covenants and Rules in any of the community records is the set used for the changes that are dated 1998. It appears that when the changes were made to the official documents, copies were not given to all community members. This problem was identified when the changes were passed to the community at large. Copies of the most current By-Laws, Covenants and Rules and Regulations were present on each table. Based on discussion regarding the recommended changes, it was decided that changes #3, #4, and #7, changes dealing with the setting of the annual assessment amount and the expenditures of expenses within the constraints of the budget will be addressed by the incoming board. The other recommended changes were all accepted with a unanimous vote.

Hugh Linnemann then covered new business of the community. He stated that some inquiries had been made into a community-wide contract for removal of snow from all sidewalks in the event of a snowfall greater than 3 inches. The costs ranged from \$1200-\$2500 per snow event. This inquiry had been made thinking about the number of children waiting for buses and the number community members walking throughout the neighborhood. There were some comments from community members that it was actually safer not to shovel sidewalks because after shoveling, the melted snow turns to ice. There was also a question about the necessity of shoveling. IT was stated that it is a Fairfax County law that all public walkways (i.e. sidewalks) must be cleared within 24 hours of a snowfall.

The problem of speeding within the neighborhood was raised. It was stated that this is an issue that will passed to the incoming board as an important matted to pursue. The majority of the expressed opinions were in favor of action to have some sort of traffic calming measures used in Glencannon, especially in light of incidents over the past year.

Other ideas mentioned for the incoming board to consider were the placement of advertising in the Glencannon directory and continuation of activities to appeal to all members of the community and bring a greater sense of neighborhood to Glencannon.

A community member recommended that the incoming board explore a Glencannon website which could provide easy access to the community newsletter, the directory, any pertinent information such as alerts, and the By-Laws, Covenants and Rules and Regulations. It was also stated that many residents do not participate in the spring or fall clean-ups of the community common areas. It was recommended that those individuals or households that are not able to participate in the spring or fall clean-ups be asked to donate a monetary amount in lieu of effort.

Hugh Linnemann closed the meeting.

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Tom Hanton stated he had a proposal to put before the community. The Hanton family stated that they were interested in buying a half-acre of the common area with the intention of building a house on the property. The location would be behind Tartan Court and would use the existing walkway between Tartan Court and Steeple Run as the driveway. The Hanton Family stated it would pay the community \$400,000 for the property with the understanding that the home built there would be in-line with the architectural standards of the community and the community would expand to be 75 homes. Tom stated that this was the first that this issue has been mentioned, that it had not been brought before the exiting board. He stated that this was being brought to the community and that they understood that there were many questions to be answered before any decisions were made.

The meeting ended with on that discussion.