

Glencannon Homeowners Association
Annual Meeting Minutes
March 26, 2008

The Glencannon Annual Meeting was held on Wednesday, March 26, 2008 at the Flint Hill Elementary School cafeteria. President Gene Donohue opened the meeting with a welcome to two new families in the neighborhood since the last annual meeting – the Petersons and the Metz. A powerpoint presentation was prepared and the agenda was discussed. Special thanks was given to Ron Schmiedekamp who served as board president for most of 2007. Much of the board's success is due to his energy, attention, and commitment. Ron continues to be a major help in our common grounds maintenance.

Committee members were thanked for their efforts.

Summary responses to the Community Survey (January 2008) were incorporated into the presentation.

Social Committee: Secretary Katherine Brown reported that the community held two social events during the past year that were well attended – a Summer Picnic in July and the Annual Halloween Parade and Picnic in October. Plans were made for a Holiday Caroling evening, but the event was canceled due to bad weather. Additionally, the board organized a community yard sale in October. Survey results show that the community is satisfied with the number of social events. Katherine encouraged community involvement to make the events happen.

Communications Committee: Treasurer Dave Blankenship updated the community on the improved website (www.glencannon.info) he discussed the new functionality of the site including Board member contact information, community photos, calendar with “e-vite style invitations”, area information as well as neighborhood services. He called for residents to email more services to be posted on the site. Resident Ben Givens suggested that the website include home types and possibly floor plans. It was agreed that the new board would consider finding this information and adding this to the website. Also related to communications, there was a new community directory published to include email addresses of residents. Additionally, there were five community newsletters published during the past year.

Safety Report: One main effort of the board the past year was to push through traffic calming measures on Garrett Street. Gene Donohue reported that we are in the final stages with Fairfax County and hope to put a calming measure in place soon. The new board will continue to work on this important item. Other than this effort, there were very few safety concerns during the past year. VP Jane Schmiedekamp reported that there were several egg throwing incidents spanning one weekend in November that were reported to the police.

Architecture Committee: Jane Schmiedekamp reported that there was one architecture committee request for a home extension project and that the request was passed.

Maintenance Committee: At-Large Member Libby Baylies reported that the community had two successful Park cleanups this past year—one in April and the other in September. With the aid of No Limit Tree Service and Ron Schmiedekamp's successful recruiting efforts

we were able to make progress in removing dead trees and limbs and the trees at the entrance to the park were trimmed. Vines were removed from many trees and debris was removed from the creek. Thanks was expressed to all in the community who gave of their time and sweat, and to those who brought treats to make these productive events. Prestige Landscaping has been mowing the park for a number of years and we have been happy with their work. Their contract has been renewed with no change in price which stands at \$260 per mowing with an anticipated fifteen mowings for the season.

Creek Erosion - Tom Loftus will lead a small-scale revetment project to explore the merits of using expended Christmas trees to shore-up the creek bed running through our common grounds. His pilot project will begin in the spring of 2008.

“Common Grounds Committee” - Libby reported that during the past year a Common Grounds Committee was formed at the request of the Board to study the current and future needs of the Common Grounds areas. The committee was tasked with researching these needs, costing them out and prioritizing them in a report to the Board which was received at the turn of the year. The Board wishes to thank all those who volunteered their time to be on this committee—Noreen Linnemann who chaired the Committee and graciously hosted all the meetings and kept us on the right path, Tom Loftus who did the lion’s share of the research on the creek erosion issue, also Al Condes, Jane Schmiedekamp and Libby Baylies. Priorities included (ranked according to the community responses in the January 2008 survey)

1. Replacing the entrance and common grounds signs
2. Repaving the lower paved path in the Common grounds area
3. Planting new junipers along the Lawyers Road entry
4. Repairing and sealing the lower paved path in the Common Grounds (Park) area
5. Replacing the bridge to Lawyers North
6. Repaving the upper paved path in the Common Grounds area

Treasurer’s Report: Dave Blankenship reported that the Common Area Maintenance & Community Upgrades represent the majority of expenses for the past year. Community Upgrades in 2007/2008 included: 1) updated Glencannon website and, 2) tree removal at park entrance.

“Reserve Account” - In the 2007 Annual Meeting, a motion was passed for a Reserve Account to be studied. Dave explained that a Reserve Account will be established in the 2008/2009 budget for:

- Contingency & storm damage
- Long-term infrastructure maintenance (based on Common Grounds Committee findings and survey responses from community [see above ranked priorities])
 - Highest cost maintenance priorities estimated at \$20,250
 - Multi-year schedule will be planned by Common Grounds Committee and approved by the Glencannon Board

The tentative Reserve Account schedule is to 1) Plant Junipers & Hollies at Lawyers Road entrance in 2009; 2) Repair or repaving of lower park path in 2010; and 3) in future years repair or repaving of upper park path, replace park table & benches, sign replacement, etc.

For the 2008/2009 Budget Dave suggested:

- Reserve Account replaces prior budget categories
 - Contingency/Storm Damage (\$1000)
 - Community Upgrade (\$7500)
- \$8,500 will be used to initially ‘seed’ fund the Reserve Account and pay for 2009 community improvements

Future year budgets:

- Recommending a \$25 increase in dues effective in March 2009 to continue to build a reserve fund
- Contributes an additional \$1,850 annually to the Reserve Account

Changes from 2007/2008 Budget: ***Income***

- Eliminated ‘Other Income’ budget of \$250
 - Board agreed to eliminate fees for HOA packets
 - Majority of documents are now available on website
- Reduced Interest Income from \$20 to \$3

Changes from 2007/2008 Budget: ***Expenses***

- Removed excess budget of \$100 for Insurance
- Added annual website maintenance fee of \$200 (Updates of all content including photos, newsletters, etc)
- Established initial funding for Reserve Account

There was a motion from the board to increase annual dues by \$25 per year to build the Reserve Account. A vote was held and the motion passed (51 votes total – with 45 FOR and 6 AGAINST)

The budget for 2008/2009 was passed without objection.

New Board Members for 2008/09: The five nominees for the Glencannon Board were introduced. They are Gene Donohue, Katherine Brown, Janine Bruhn, Susan Alford and Joe Hall. A vote for the new Board of Directors was held and the board was elected unanimously.

New Business:

- 1) There was a request from the floor to contact the Town of Vienna (or appropriate County office) to check on status of Lochness Court repairs. After several repeated water main breaks, the Town of Vienna has repaired the water problems, but has left the street in disrepair. The new board will make some phone calls to check on the status.
- 2) It was asked if there were any updates to the proposed Lawyers Road Park. Charley Ferrara stated that there was nothing new to report.
- 3) It was suggested that the community think about investing in solar energy in the park. It was agreed that the board would gauge interest in the next community survey.

The meeting adjourned at 9:00.