

**Glencannon Homeowners Association
2010 Annual Meeting
Annual Meeting Minutes**

The Glencannon Homeowner's Association Annual Meeting was held on March 9, 2010 at Flint Hill Elementary School. President Melissa Mannino opened the meeting by welcoming everyone in attendance and introducing the 2009-2010 Board Members present. Melissa went on to recognize and thank the volunteers who served on the Glencannon Committees for the past year: Architecture and Social. Melissa also welcomed the three new families to the neighborhood.

The 2009 Annual Meeting Minutes were then discussed. The Minutes had previously been provided to the residents and were not read aloud at the meeting. A motion was made to approve the 2009 Minutes and the motion was seconded. The 2009 Minutes were then approved.

The nominees for the 2010-2011 Board of Directors were then introduced and ballots were issued and collected. The nominees were: Chris DeLacy, Vic Gialleonardo, Noreen Linnemann, Jan Metz and Kristen Petersen.

Melissa Mannino then briefly highlighted the Association's 2009-2010 accomplishments. The accomplishments included: improving communication between the Board of Directors and the neighborhood, holding a successful common grounds clean up, three social events, and reviewing and approving two architectural requests.

Committee Reports

Communications Report: The Board discussed the actions implemented to improve communication between the Board of Directors and the residents. The Board reported that the monthly meeting minutes are now being distributed to residents following each meeting and that three community newsletters were issued in the past year. They were issued in May, September and December. The Board also reported that it is using a centralized community e-mail account to share information about events in the neighborhood and resources available to the residents. Further, the Board reported the Glencannon website was improved by adding original Builder material and plans for the neighborhood.

Safety and Architecture Reports: Janine Bruhn then discussed the neighborhood Safety Report and Architectural Report. The Safety Report covered the common grounds, improvements seen from the traffic calming measures implemented, and general safety issues. There was a brief discussion about solicitations being made door to door and residents can have appropriate signage on their property if they do not want any solicitations. Janine also reported that the Architectural Committee reviewed and approved two requests from residents. The residents were also

reminded to submit architectural requests to the Committee for review prior to beginning work on their projects. The scope of what should be submitted to the Committee for review was also discussed.

Social Report: Melissa Mannino discussed the three successful neighborhood Social Events. The events included two spring happy hours: a March 2009 happy hour at a resident's home and a June 2009 social event in the Glencannon Park. The main social event was the Annual Fall Halloween Parade and Festival. This event was held in October on Tartan Court and included a celebration for C. Brisach, an original owner. The event was fully funded by the Glencannon Association and catered by Baja Fresh. The event was very well attended with over 70 attendees even though it had to be postponed a day due to inclement weather. The old fashioned fire engine lead the parade once again to rave reviews. A good time was had by all. There was a general consensus from the members present that they like the fall annual event and would like to see such an event in the future.

Maintenance Report: Chris DeLacy reported on the common grounds maintenance issues. He discussed the very successful April 19 Glencannon Park clean up. The Association hired Perez Landscaping to assist with the clean up and a number of residents also pitched in to collect debris in the park and stream, trim trees and bushes as necessary, and haul away the debris. Chris reported that the clean up was extended as the wood chipper scheduled for April 19 did not show and a new company had to come at a later day to take care of all the chipping. No Limit Tree Service was then retained and did a great job completing the park clean up. Chris also gave a special thank you to N. Linnemann for her continued dedication and excellence in maintaining the landscaping around the Glencannon entrance on Lawyer's Road. A comment was made from the floor about trimming the Junipers along Lawyers Road as they had become unruly. There was a discussion about funding the trimming of the junipers.

Chris also presented the 2009-2010 Board's recommendations for the upcoming year. The Board made four recommendations: 1) obtaining several estimates for the mowing of the common area to ensure that the Association is still getting competitive pricing; 2) replacing the sections of the fence between the common area and Lawyers Road; 3) budgeting for common area tree and branch removal as this is a growing and significant issue; and 4) replacing or replenishing common area playground mulch.

Treasurer's Report: Maha Giavis reviewed the budget and expenditures for the past year. She reported that with 74 houses paying dues of \$160, we have \$11,840 annually. As to the Budget, Maha reported that sixty percent of that amount was budgeted for common area maintenance; about 23% on various expenses, including social events, insurance and website maintenance, and 17% is set aside in a reserve account. The reserve account had a balance of \$8,500 and \$2,000 was budgeted to be added. The \$8,500 is in a certificate of deposit and was reinvested for a period of

seven months. Maha also compared the actual expenses to the budgeted expenses and reported that \$495 more than the amount budgeted was spent on common grounds maintenance and there were surplus funds of \$354 for community events and \$318 for office expenses. Maha further reported that there was an increase in the Virginia Real Estate Board Registration due to new laws and overall, we had \$406 surplus in actual expenses.

Maha then reviewed the proposed budget for the 2010-2011 year. There was a discussion about where the funding would come for trimming the junipers along Lawyers Road and for storm damage that may occur. Maha presented the Board's three changes to the Budget: 1) a \$500 increase for common grounds maintenance; 2) a decrease of \$300 for community events; and 3) a \$50 increase the allocation for the Virginia Real Estate Board Registration by \$50. A motion was for the 2010-2011 Budget. A motion was then made for approval of the 2010-2011 Budget. That motion was seconded and the Budget was approved.

New Business: A long time Glencannon resident who was moving thanked the Board and the Community for all their work and support. There was also a discussion about the use of signs advertising the Annual Meetings.

Election Results: The nominees for the 2010-2011 Board of Directors were elected unanimously.

Meeting was then adjourned.