

**Glencannon Community Association
2018 Annual Meeting
March 18, 2019**

Meeting held at Flint Hill Elementary School in the Cafeteria.

The meeting was called to order at 7:00 p.m. by Kevin Bargo, President.

Welcome

President, Kevin Bargo, introduced the current Glencannon HOA Board of Directors: John Kipps, Vice President - Common Areas; Randy Stephenson, Vice President – Architectural Review; Hugh Linnemann, Treasurer; Robin Forest, Secretary. Kevin thanked the Glencannon homeowners who were present for attending.

Agenda

- Welcome & Introductions
- Administrative Items
- Introduce Board of Director Candidates - Voting & Ballot Collection
- Common Area Discussion
- Financial Highlights & FY 2019 Budget Vote
- Architectural Review Guidelines and Reminders
- Social Event(s)
- Community Communication
- New Business/Wrap Up

Administrative Items

Kevin Bargo reviewed the meeting agenda. He then made a motion to approve the 2017 Annual Meeting Minutes.

Dennise Davis voiced concern that the homeowners were not given a copy of the 2017 Annual Meeting Minutes to review. She felt more information was needed before a vote could be taken. Kevin mentioned that the 2017 Minutes have been posted since last year on the Glencannon website. The suggestion was made that the newsletter should tell people to read the Annual Meeting Minutes on the website prior to attending the Annual Meeting.

Ken Neal made a motion to approve the 2017 Minutes—2 Nays; everyone else agreed. The 2017 Meeting Minutes were approved.

Kevin introduced the new Board of Director candidates:

- Kevin Bargo - President
- VP Common Area – John Kipps
- VP Architectural Review – Randy Stephenson
- Treasurer – Hugh Linnemann
- Secretary – Sairam Menon

Common Area Accomplishments

John Kipps reviewed/recapped the major activities and accomplishments over the year, including the following:

- Held Community Work Day
- Repaired damaged areas of trails and repaved upper trail
- Replace signage at entrances to common area
- Cleared downed trees from pathways and dead trees from playground area
- Cut down 11 dead trees leaning towards/over members' fences
- Repaired Garrett Street HOA sign lighting and replaced floodlight
- Oversaw bi-weekly mowing during the warmer months
- Maintained common area beauty by continually picking up litter

A number of people expressed appreciation for the repairs made to the trail.

Looking ahead to next year:

- Additional path maintenance (seal the upper path; reseal the lower path)
- Add and replace plants/shrubs
- Repair playground equipment
- Replace sign post on the upper trail
- Spring workday for some of the above
 - Right now, looking at the last Saturday in April (April 27) for the cleanup day

Gayle Abbot asked the cost for the lower path repair. John indicated that it's about \$20,000.

Kevin B mentioned that we're looking for community feedback regarding the types of improvements homeowners would like to see in the Common Area (such as new/additional playground equipment, outdoor ping pong tables, etc.). He invited residents to submit any ideas they have.

John K stated that he talked to a real estate agent about curb appeal in a neighborhood such as ours. Ideas to enhance curb appeal include having a consistent style of 'upscale' mailboxes. Conversation arose concerning the inconsistency of outdoor pole lights throughout the neighborhood. No decisions made. Kevin encouraged residents to send emails to the Glencannon mailbox with ideas or pass along to a Board member.

John K asked if anyone else had questions; no one did. He then offered a final 'Thank You' to all those who participated in the Spring Cleanup of the Common Area.

Financial Report and Highlights

Hugh L. started off by discussing insurance for the community. After speaking with our insurance agent we were able to get a \$200 refund due to a duplication of accounts. We were, however, a bit underinsured with respect to coverage in case of theft from our funds. This was caused by a new law in Virginia. That is now resolved.

The Reserve funds are currently at \$28,000. The Board has discussed capping the Reserve funds at \$40,000 (which is negotiable). Hugh indicated that we have started setting up four CDs for the Reserve funds. The fourth one will be set up at the end of this month (March 2019).

The proposed 2019 budget is very similar to the 2018 budget. We did increase the budget for Legal assistance (assuming that we will be revising the Bylaws). By the end of this year we expect to be at \$35,000 in Reserves. When we hit \$40,000 we need to decide what we're going to do. Any questions?

Gayle Abbott asked about Common Area enhancements—If we have additional work done to the trail costing \$20,000 that would take our Reserves down to \$15,000, is that correct? John and Hugh answered Yes, that's correct.

Kevin indicated that the \$40,000 Reserve cap that Hugh mentioned has to do with insurance. We are in the \$25K - \$50K bracket with our insurance carrier. If our Reserves go higher than \$50K we need to pay more for insurance.

Gayle Abbott stated that we have expenses/needed improvements in the community that we have postponed, that now we have the Reserves to cover.

Kevin concurred stressing that it's up to the community as to how we want to spend the Reserve funds.

Question came up about outstanding dues and whether or not interest is charged. Yes, interest is assigned.

Confirmation given that yes, the community does keep track of who has/has not paid their yearly dues. Dennise Davis asked if people can sell their house if they have unpaid dues. Kevin responded that No, they should not be able to (though the Board does have discretion here). Dennise D also mentioned that perhaps we should consider helping people pay their dues if they can't afford it.

Hugh L reviewed the 2019 budget (given as a handout to meeting participants), reiterating that the biggest change is the increase in attorney fees.

Roxane Maywalt asked about the increase in attorney fees and what it would be covering. Kevin B responded that primarily it's to cover the anticipated review of the Bylaw changes.

Kevin made a motion to approve the 2019 Budget. No Nays. Budget approved.

Andy Griffin asked if the path expansion is part of this year's plan. John K responded No, it is not at this time.

Architectural Review

Randy S summarized the requests submitted to the Architectural Review Committee (ARC) from April 2018 through March 2019:

- 5 requests for HOA Home Sale packets
- 2 requests for minor home changes
- 1 request for home teardown and complete rebuild

Question asked as to whether or not the Bylaws have been changed regarding teardowns. Kevin B responded that they have not been changed and they didn't need to be per the current Bylaws. Kevin has asked Tom Bacigalupo to head a committee to look at the Bylaws. The current Bylaws are silent about teardowns. We want to do what's necessary to ensure our community remains desirable.

Dennise Davis indicated she felt there was a lack of communication to the community regarding the teardown. She asked if there was any wording in the Bylaws stating that the community must be informed. [No, there is not.]

Randy S stated that it's important to determine what the community as a majority wants. Perhaps we can send out a survey.

Dennise D thought that a 2/3 majority was needed. She also complained that the same Board is serving again. [Point was made that the same Board is serving again because only one new person offered to step up and take on a role.]

Recommendation made that perhaps we could send the quarterly newsletter out in paper form in addition to just email. Hugh L said that we can do both (email and send).

Dennise D said that we used to send out a newsletter after every Board meeting. She doesn't feel as though she knows what's going on in the community. [Point made that Board Meeting Minutes are posted to the Glencannon website each month and residents are free to read them and to attend the meetings.]

Randy S mentioned that the ARC application form is available on the Glencannon website.

Gayle Abbott asked what the plans are to ensure the current Architectural standards are being met. She feels that some homes in the community do not look good (shutters are down on some homes and light poles are not consistent in appearance throughout the neighborhood). Roxane Maywalt made the point that some people don't have the money to make a lot of modifications.

Randy S mentioned that first and foremost is the lawn (height of grass). It can be difficult to approach families about this, though this year the Board has approached people in-person about this problem. Kevin B stated that we did have neighbors go over and volunteer to help people out. He also asked for any advice from the community on how to approach people about this.

Dennise D mentioned that the community has some money put aside [Reserves]; if a homeowner needs help, perhaps the community could help them out. Kevin B mentioned that puts us on a very slippery slope and is probably not a good idea. How does the Board know if a resident is in need? Who makes that determination? It's good that we don't have too rigid an HOA and can be flexible in some areas.

Dennise D asked if the HOA will say 'No' to any new teardown requests until the Bylaw revisions are complete. Kevin replied that we can't really do that; the Bylaws are silent on teardowns.

Ken Neal stated that we were fortunate to have gone through the first teardown with the Stephenson's, who were so considerate and attentive to ensuring their new construction complimented the style of homes within our community, rather than having a builder come in and construct a 'McMansion.' Dennise D indicated that she is concerned about developers coming into our neighborhood.

Andrea Reh made the point that the price-point of our homes is not really low enough for builders to come in (though nothing in the Bylaws prevents a teardown). Keeping the value of our property up will hopefully keep that from happening.

Ron Schmiedekamp voiced that he thinks the teardown and rebuild of the Stephenson's property is great, and he is very glad they did it. We need to be flexible; everything changes.

Dennise Davis stated that she likes the distance between homes in Glencannon; the size of the lot was one of the reasons she bought in Glencannon and she's concerned that a mega-house could be built next door.

Andy Griffin stated that he was part of the review committee for the Stephenson's rebuild, adding that we (as a community) were lucky to have a family like the Stephenson's who were so considerate of current Glencannon guidelines. They submitted a 30 to 40 page bound application and also talked to the Board. As previously mentioned, our Bylaws are currently silent on the topic of teardowns and rebuilds. The committee looked at the application in relation to the current Bylaws, which primarily are written to address minor changes to homes. The committee came

to the Board with recommendations, while trying to grapple with the overall process. The committee did want to be transparent with the community.

Dennise Davis interjected that the community talked about teardowns five years ago, and we need to go ahead and make the updates to the Bylaws.

Andrea Reh mentioned that there's not much difference between a teardown and building a massive addition to a home that could also encroach on one's neighbors.

Question came up as to whether or not anyone checked with the Lake Vale community to find out how they've addressed this issue.

Randy responded that Lake Vale does allow teardowns. They have very strict criteria/guidelines on the size of a rebuilt home. Also, if you knock down your house and rebuild in Lake Vale your annual dues increase.

Roxane Maywalt mentioned that normally community covenants run with the land and expire after 30 or so years. She wasn't sure what the cut off is in Virginia. She added that our houses are outdated looking. Large lots/space is positive but our property values won't continue to increase unless we keep up and be allowed to modernize.

Jack Elberti stated that he moved into Glencannon six or seven years ago. They've put on a new roof, replaced the windows, and didn't even know about Bylaws. Ken Neal mentioned that the Bylaws are in the new home packet. Gayle Abbott added that the ARC has never had to approve new roofs, shutters, paint, etc. if the updates are the same as the current style, or in keeping within the stated guidelines. Not everything needs prior approval.

Jeremy Schottler asked why not get approval from the Board beforehand.

Gayle Abbott reiterated that her issue with the teardown was that the community didn't hear anything about it early on. Point was then made by a resident that the teardown was discussed at last year's annual meeting.

Andy Griffin recommended that homeowners give as much lead time as possible when starting projects (the current Bylaws state 45 days but that is not enough time). Andrea Reh agreed and encouraged residents to engage the HOA early.

Social Events/Community Communications

Robin Forest highlighted the two major social events held during the year:

- The Halloween Parade held on Saturday, October 20, 2018 in McDuff Court
- The New Year's Day Open House (for adults only) held on Tuesday, January 1, 2019 at Hugh and Noreen Linnemann's

Thank you extended to all who helped make both of those events fun and successful.

Robin encouraged homeowners to submit ideas for the quarterly newsletter, and continue to email the Board with any issues or concerns they may have.

New Business/Wrap Up

Concluding comment from Ron Schmiedekamp – He recommended that homeowners get a pipe in the chimney, and have plumbing rototilled if it's never been done.

FY 2018-2019 Board of Directors Voting

A total of 33 ballots were counted. We have a quorum; new Board elected.

Motion put forward to adjourn the meeting; motion was seconded. Meeting was adjourned at 8:35 p.m.