

HUNTERS GREEN CLUSTER ASSOCIATION

P.O. Box 2712
Reston, Virginia 20195

December 6, 2005

Subject: Minutes of 2005 Annual Cluster Meeting

1. The 2005 Annual Meeting of the Hunters Green Cluster Association was held on December 6, 2005 at the Reston Community Center at Lake Anne. The meeting was called to order at 8:15 p.m. by the president, Bob Deans; Board member Karen Lindquist was unable to attend.
2. The minutes of the 2004 Annual Meeting were approved as amended for a typo.
3. Bob Deans gave the president's report.
 - a. The following homeowners were recognized for their volunteer work during 2005:
 - Jerry Pederson – for his review of the Association's financial report for fiscal year 2004.
 - Bob and Peggye Lassiter for building and maintaining the brick wall at the entrance to Hunters Green Court.
 - Katharine Hunter for coordinating tree work.
 - Amy Brown for negotiating, and finalizing a landscape maintenance and drainage contract.
 - Bill Holmes for maintaining the Cluster web site.
 - And, a big thanks to Mother Nature who, once again, spared us from the horrible hurricanes of the year.
 - b. The Board of Directors meets on the second Tuesday of the odd numbered months; meetings are open to all members. The next meeting is January 12, 2006 at the Reston Community Center. Meeting minutes are posted on the web site for members who are unable to attend.
 - c. A report on the status of updating Cluster standards was made: a Board level committee has been formed; there's a plan to engage an architect to help; Board members have attended RA seminars on the subject.
 - d. The role of the HGCA Board vice RA regarding violations of cluster standards was discussed.
4. Simon presented the draft 2006 budget with the Board's recommendation that the annual dues be increased by \$100 making the dues \$275 per quarter. Some positive factors during the year:
 - a. A \$10000 reserve fund project projected for 2005 did not occur and was moved to 2006.
 - b. There will be a surplus in the operating account that will be carried forward to next year.
 - c. Members asked questions and commented on the budget.
 - d. It was moved and seconded to accept the 2006 budget as presented including the \$100 increase in the annual dues.
 - e. The vote was unanimous in favor and the 2006 budget was approved.
5. Election of Board members: Doug Farbrother has volunteered to serve on the Board. Doug was nominated from the floor for the seat vacated by Katharine Hunter. He was favorably voted into the position by voice vote/acclimation.
6. The floor was opened for members comments; discussions followed.
 - Matt Egan gave an update on ARCH activities particularly that of its role in reviewing the revision of Reston governing documents.
 - It was mentioned that the waste baskets in common areas need to be replaced.
 - There was discussion regarding homeowners planting on Cluster common areas.
7. The meeting was adjourned at 9:50 p.m.

Respectfully Submitted,


Simon Reese, Secretary pro-tempore

12/05/06

Date Approved