

Hunters Green Cluster Association  
Minutes of the Board of Directors Meeting

Thursday, May 12, 2005

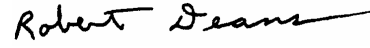
The meeting was held at the Reston Community Center and was called to order at 8:00 p.m. by the President, Bob Deans. Board members in attendance: Bob Deans, Amy Brown and Karen Lindquist; Simon Reese and Katharine Hunter were unable to attend. Six Cluster members attended – see list below. Items discussed are as follows:

- 1) The meeting was open to comments and concerns from Cluster members.
  - The homeowner at 11601 HGC requested permission to extend his 3-course, tumble stone buff colored wall in front of his house onto Cluster common area to give the corner a “finished” look. After reviewing the plans, the Board voted to authorize the homeowner to complete the wall portion on Cluster property and voted to pay the Cluster’s share not to exceed \$500. Labor will be provided by the homeowner and neighbors. Work will commence after a review of plot plans.
  - The homeowner at 11615 HGC requested permission to rehabilitate Cluster common area behind 11613 & 11615, the entrance to HGC, and other miscellaneous projects. After reviewing the plans, the Board voted to authorize the homeowner to proceed with the rehabilitation project and voted to pay the Cluster’s share for plants and material not to exceed \$1000. Labor will be provided by the homeowner and neighbors. Karen will instruct Blade Runners to modify its grass cutting plan for this area.
  - The homeowner at 11617 HGC reported a larger dead oak tree. Katharine will evaluate it and schedule it for removal.
- 2) Minutes of the March 10, 2005 meeting were accepted as presented.
- 3) Bob reported that the sewer project behind 11719→11723 IRR was completed.
- 4) Board members completed two walk throughs of Cluster common area. Board members noted a number of violations where homeowners have done work on Cluster common area without permission from the Board. The Board will investigate further and notify all homeowners to respect property lines.
- 5) Erosion project 11601→11609:
  - After preliminary discussion, further discussion on the project was deferred to a later date. Amy Brown objected to the deferral.
  - Karen will investigate Fairfax County storm water management practices regarding the diversion of rain runoff.
  - Bob will talk to the golf course regarding the channeling of runoff from the 11<sup>th</sup> Tee.
  - Voted \$210 for Blade Runners proposal #7 to fill in the hole on Cluster common area behind 11603.
- 6) Erosion project 11733→11745 (referred to as the Play Area): Voted to accept Hix & Sons Drainage & Landscaping 2004 proposal – originally quoted at \$12998.
  - Amy will request an updated quote.
  - Voted to accept the updated quote provided it does not exceed \$15000. Amy will sign the contract.
- 7) Voted to have a landscape consultant from Merrifield Garden Center review the Cluster common area behind 11727→11731 IRR and provide a proposal for the replacement of trees and shrubs cut and removed by homeowners.

- 8) Regarding Blade Runners quotation for the removal of a dead chestnut oak behind 11639 HGC (item #10 on their proposal quoted at \$3350), we will look for a competing bid..
- 9) The next Board meeting is at 7:30 PM on Thursday, July 14, 2005 at the Reston Community Center.

The meeting was adjourned at 10:00 PM.

Respectfully Submitted,



9/08/05  
Date approved as corrected

<b>Attending Homeowners</b>	<b>Addresses</b>
John Piper	11603 HGC
Peggye & Bob Lassiter	11601 HGC
Sara Depczenski	11615 HGC
Arthur Hill	11714 IRR
Bill Holmes	11754 IRR