

Hunters Green Cluster Association
Minutes of the Board of Directors Meeting

Wednesday, May 16, 2001

The meeting was held at the residence of Bob Deans and was called to order at 7:50 p.m. by the president, Arthur Hill. Board members in attendance: Arthur Hill, Bob Deans, Amy Brown, Bill Holmes, and Katharine Hunter. Cluster member, David Mandel of 11629 Hunter's Green was present. Items discussed are as follows:

1. David Mandel was present to express his views regarding the proposed assignment of parking spaces. He also suggested that areas of the Cluster be permitted to opt out of the assignment of parking.

After discussion, David was told that the Board would take into consideration his, and all other, comments and suggestions. David was told that the parking plan being recommended by the Board was the best compromise and that the Board acted conservatively, erring on the side of caution, by allocating less than 50% of the parking spaces and giving great weight to Revenue Ruling 80-63 and the effect it might have on the Cluster's § 501 (C) (4) tax-exempt status as a not-for-profit homeowners association.

2. The Board voted to hold a Cluster hearing on Saturday, June 23rd from 1:00 PM to 5:00 PM to hear what Cluster members have to say about the recommended parking plan. The Board is not required to, and will not be taking, questions at this meeting. Alternative dates are June 30th and July 21st. Bill will arrange for the location.

It was voted not to combine mailings for the repaving with mailings for the parking plan; the mailings will be kept separate incurring a minimum of additional expense.

It was voted that Board members would meet Monday, May 21st at 7:30 pm at Amy's house to review the wording of the parking resolution.

3. Discussion of new legislation affecting homeowner associations in Virginia was deferred to the next meeting.
4. Arthur reported that he and Christine Sauer examined the low retaining walls behind and between 11732 & 11736 and that the walls appeared to have disappeared – rotted back into nature – and do not present a hazard.

Before this project is taken off the list, Amy said she would like to observe the site.

5. Amy reported on her walk-around with Eric Storck of *Blade Runners*.

Amy suggested that we get competing bids for work outside of Eric's contract.

6. Hunters Green issues:


- It was brought to the Board's attention that the "Macdonald" bench was to be placed where little kids play. It was suggested that the bench be placed around or near the oak tree near the path at 11615.
- Art will call Lydia Macdonald regarding the new location.
- Amy reported on the removal of the hedge at the HG entrance. The Board voted to authorize Amy to spend approximately \$500 and to use her best judgment in the selection of plants, topsoil, and landscaping material to be used at the HG entrance.

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7. Arthur has been in touch with Dominion Power concerning the open work holes; the company sent an employee to survey the situation. Nothing more has been heard from them. Amy suggested sending a letter if nothing happens within the next two weeks.
8. The Board voted to proceed with the plan to lay brick pavers at the Stoertz parking area. Christine Sauer will be asked to design and price it as a demonstration project. Before proceeding with construction it was suggested that we would get an opinion from an arborist concerning root compaction.
9. Bill reported that the Cluster's books and the Annual Financial Report for the year ended December 31, 2000 had been reviewed by Jerome Pederson. Bill gave copies of the financial report to each Board member and will post a copy on the Cluster's web site. The Board approved the report.
10. New state laws that concern Board meetings and activities go into effect on July 1st:
 - All meetings must be announced in advance for time and location. Can use: sign or newsletter.
 - Disclosure package – the buyer cannot waive it; the seller pays for it. Its cost can be cost recovery only, not a revenue generator. We charge \$100.
 - The Board must release a lien within 90 days once it has been satisfied.
11. The Minutes for the February 1, 2001 meeting and those for the April 25, 2001 meeting were accepted as presented.
12. The next meeting is Tuesday, June 12th at 7:45 PM at Bob's house.

The meeting was adjourned at 11:15 PM.

Respectfully Submitted:


Robert Deans, Secretary

June 12, 2001
Date Approved