

Hunters Green Cluster Association  
Minutes of the Board of Directors Meeting

Thursday, September 11, 2003

The meeting was held at the Reston Community Center and was called to order at 7:40 p.m. by the President, Bob Deans. Board members in attendance: Bob Deans, Bill Holmes, Matt Egan, Amy Brown and Katharine Hunter. Four members attended: Rene & Joan Stolbach of 11757 IRR and Mai & Lloyd Bartoszek of 11764 IRR. Items discussed are as follows:

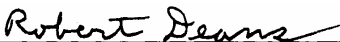
- 1) The meeting was open to comments and concerns from Cluster members:
  - (a) By e-mail, Al Yamada of 11745 IRR reported a drain pipe problem behind and to the side of his house. The area has long been on our list of projects.
  - (b) The recommended replacement for the front, outdoor light, previously reported as unavailable, is still available.
- 2) Minutes of the July 10, 2003 meeting were accepted as presented.
- 3) Discussion was held regarding RA's Design Review Board requirements for replacements windows. Katharine and Amy will form a work group that will focus on recommendations for changing standards.
- 4) Matt will attend the inaugural meeting of the Reston Cluster Coalition, a coalition of cluster presidents, as Bob has a prior commitment.
- 5) The following water drainage problems were discussed:
  - Area between 11757 & 11769 – Damaged drain was replaced by the landscaping contractor. The through pipes still need to be tested to ensure they are working properly.
  - 11757 – Possible problem with water not draining correctly away from a zero-lot line end unit. A contractor, Outdoor Structures, was recommended but they are not available until late Fall. Attempts will be made to locate another contractor.
  - 11614 – Water pooling behind this unit. The landscape contractor presented a solution, a channel lined with rip-rap that would cost \$4,735. Board members want a second opinion; a landscape contractor was recommended by the Civil Engineering Association and will be contacted.
  - 11603 – a sink hole is filling with rain run-off. The hole will be filled; in the meantime Board members are investigating alternatives such as a rain garden.

It was noted that the extraordinary amount of rain received during the spring and early summer has aggravated these old problems and that not much can be done to resolve them until the ground dries out sufficiently to be worked.
- 6) The following work groups were established:
  - Reserve report – Bob & Bill
  - Erosion & water drainage projects – Amy, Bill, & Matt
  - Grounds maintenance contract – Katharine & Amy
- 7) Discussion was held regarding Cluster turf areas and the premium service we had contracted for. There was a general belief that we are not getting a premium effort as the turf areas show little improvement. Matt will meet with the landscaping contractor to review the progress with him.

- 8) Discussed tree and branch removals at a variety of locations and authorized Care of Trees to proceed with the work: 11738 dead tree; 11787 branches; 11745 tree removal; etc. Discussed screening issues at 11625 and authorized \$2,000 for tree plantings. Authorized to proceed with tree fertilization.
- 9) Accepted the Treasurer's report as presented: we are on target with the budget.
- 10) Discussed surface cracks on the roads. Authorized the treasurer to spend money as necessary but not to exceed \$10,000 on road repairs. He will also identify any "need for full depth" repairs.
- 11) It was noted that several homeowners have been using common land to store their personal property. Discussed the need for a "Board resolution" regarding the use of common land.
- 12) There was discussion regarding several incidences of graffiti on Cluster homes and property. The police were called to investigate at the time. An article will be placed in the next Cluster newsletter to warn homeowners to be on the lookout for the perpetrators.
- 13) The Board went into executive session at 9:45 PM to discuss homeowner arrearages.
- 14) The Board came out of executive session at 9:55 PM. The Board voted to authorize the Treasurer to continue with the collection procedures against two homeowners who are behind in paying their dues.
- 15) The next Board meeting is at 7:30 PM on Thursday, November 6, 2003 at the Reston Community Center.

The meeting was adjourned at 10:00 PM.

Respectfully Submitted:

  
Robert Deans, Secretary

November 6, 2003  
Date Approved