

Hunters Green Cluster Association  
Minutes of the Board of Directors Meeting

Thursday, July 10, 2003

The meeting was held at the Reston Community Center and was called to order at 7:30 p.m. by the President, Bob Deans. Board members in attendance: Bob Deans, Bill Holmes, and Matt Egan. Amy Brown and Katharine Hunter were unable to attend. Four members attended: Mr. & Mrs. Pugh of 11614 Hunters Green Court and Mr. & Mrs. Stolbach of 11757 IRR. Items discussed are as follows:

- 1) The meeting was open to comments and concerns from Cluster members:
  - (a) The homeowner of 11745 reported a continuing erosion problem behind and to the side of his house. The problem is on our list of erosion projects.
  - (b) A homeowner reported that the recommended replacement for the front, outdoor light is now longer available from the manufacturer. Bob will contact RA to see if they can recommend another source.

- 2) The following water drainage problems were discussed:

- Area between 11757 & 11759 – Damaged drains are causing water to pool. The landscape contractor will be asked to replace the broken drain and to test the drains to ensure they are working properly.
- 11757 – Possible problem with water not draining correctly away from a zero-lot line end unit. Bob will ask RA to recommend an expert in this area.
- 11614 – Water pooling behind this unit. A drywell was put there several years ago to solve this very problem. The landscape contractor who installed the drywell will be asked to investigate and recommend a solution. Earlier, VEPCO acknowledged that it is responsible for damage done to the area caused by their trucks when installing the new electrical service. Katharine Hunter is dealing with VEPCO on this issue.

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.

- 3) Bob and Matt will meet with the Landscaping contractor to review the Cluster turf areas and the premium service they are receiving.
- 4) Accepted and reviewed the revised Mason & Mason reserve study report. The report recommends a \$25,000 annual contribution beginning this year to the reserve fund. This will be studied for its impact on dues as there are some offsets for items currently being covered from operating funds.
- 5) Reviewed the draft of Amy Brown's letter and voted to send it to the golf course requesting reimbursement for damaged tree work to Golf course trees paid for by the Cluster.
- 6) Voted to authorize \$4,725 for the tree contractor's (*Care of Trees*) proposal of 21 items of mostly bordering houses including the removal of three stumps: two at 11769 and one at 11701.
- 7) The Treasurer's report was accepted as presented. The Treasurer reported that the proceeds from \$20K of maturing bond investments were reinvested: \$10K in a 2.625% Treasury Note and a \$10K 3% Federal Home Loan Bank bond.
- 8) The minutes of the May 8, 2003 meeting were approved as presented.
- 9) The Board went into executive session at 9:35 PM to discuss homeowner arrearages.
- 10) 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.

- 11) The next Board meeting is at 7:30 PM on Thursday, September 11, 2003 at the Reston Community Center.

The meeting was adjourned at 9:55 PM.

Respectfully Submitted:

  
Robert Deans, Secretary

September 11, 2003  
Date Approved