

Hunters Green Cluster Association
Minutes of the Board of Directors Meeting

Thursday, September 12, 2002

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, Amy Brown, Bill Holmes, Matt Egan, and Katharine Hunter. Four Cluster members attended – see attached list. Items discussed are as follows:

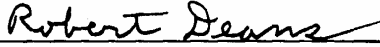
- 1) The meeting was open to comments and concerns from Cluster members.
 - Arthur Hill gave an update on the Exxon station's request for a zoning change to allow for a 3500 sq. ft. quick-service mart. Arthur suggested that letters of support or complaints should be addressed to the Planning Commissioner Frank de la Fe and Catherine Hudgins and not to the Reston Association boards as the RA boards are advisory in nature and it is the County that has the legal authority to act. The Board voted to let members know of the procedures and to whom they can make their positions known.
- 2) Tree report - two tree projects from the 10/25/01 report are still open: 11617 & 11623. Matt, Katharine, and Arthur Hill will do a walk around with *Care of Trees* and look at the specific care of living trees rather than focus on the removal of trees and report back to the Board at the next meeting.
- 3) Joe Leighton made a presentation regarding the Southgate Recreational Center. If Reston citizens vote in the affirmative, Fairfax County will take over Southgate Recreational Center and rehabilitate it using county funds – a \$3 million value. Ballots will be mailed September 18th and must be returned by November 6th. The Board voted to inform the membership of the project and to encourage them to vote in favor of the project.
- 4) There being no discussion from the membership, it was moved and the Board voted to modify the collection procedures to include the following statement:

10. b) ...and (4) that the Board may elect to suspend the homeowner's privilege to use any or all facilities of the Association's common ground, including the use of any or all parking areas.
- 5) Minutes of the July 11, 2002 meeting were accepted as presented.
- 6) The Treasurer's report was accepted as presented. Bill reported that there was a balance of \$13,400 still available for projects. The financial report will be posted on the Cluster's web site. Hard copies can be requested from Bill.
- 7) The treasurer was authorized to "submit for quote" for a reserve study by Reserve Advisors, Inc.
- 8) The homeowner at 11790 IRR has requested a replacement tree for a tree removed from Cluster property because of lightning damage. The Board voted to have Jeff Aten of *Care of Trees* review this and other areas for tree replacements.
- 9) Discussion regarding establishing a bulletin board on the web site was tabled until the next meeting.

- 10) The Board went into executive session at 9:50 PM to discuss homeowner arrearages.
- 11) The Board came out of executive session at 10:10 PM. The Board voted to authorize the Treasurer to continue with the collection procedures on two homeowners who had passed the delinquency thresholds identified in the Board's collection procedures document. The Board authorized the Treasurer to interview and recommend a new lawyer to perform as the Cluster's designated agent.

The meeting was adjourned at 10:15 PM.

Respectfully Submitted:


Robert Deans, Secretary

November 7, 2002

Date Approved

Attending Homeowners	Addresses
Lloyd & Mai Bartoszek	11764 IIR
Arthur Hill	11714 IIR
Diane Weller	11770 IIR