

Hunters Green Cluster Association  
Minutes of the Board of Directors Meeting

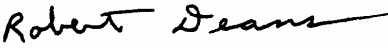
Thursday, September 20, 2007

The meeting was held at the Reston Community Center and was called to order at 7:30 PM by the President, Bob Deans. Board members in attendance: Bob Deans, Fran Freedman, Doug Farbrother and Simon Reese. Karen Lindquist was unable to attend. Two homeowners attended: Norma Pugh and Adam Brown.

- 1) The Board went into executive session at 7:30 PM to discuss arrearages with a homeowner who had requested a hearing before the Board.
- 2) The Board came out of executive session at 8:00 PM and voted to accept the payment schedule presented by the homeowner as it includes payment of all past dues, legal fees, and interest.
- 3) The meeting was open to comments and concerns from Cluster members. They are as follows:
  - (a) Complaints were heard about congested parking conditions at HGC. The Board will study the problem and remind members of the parking rules.
  - (b) Fran reported that the VEPCO representative did not show for a scheduled meeting regarding the streetlight replacement.
  - (c) It was reported that branches are encroaching on the house at 11730 IRR. Doug will investigate.
- 4) The minutes of the July 11, 2007 meeting were approved as modified (for a typo).
- 5) Fran presented a replacement light fixture for the front light that is no longer being made; the cost is \$38.03 and can be purchased from Rexel in Chantilly. Authorized Fran to buy two fixtures to use as sample/demos: one to be installed on her house and one on Simon's. The fixtures will require Design Review Board approval before they can be advertised to the homeowners.
- 6) Board vacancies: Karen and Simon's terms expire this year and neither is seeking reelection. Bob will prepare and distribute a flyer announcing the vacancies. Doug will investigate hiring an accounting firm or property management firm if we are unsuccessful in recruiting a treasurer.
- 7) Discussed needed asphalt patching. Voted to accept the bids from Premium Paving of \$23,435 for asphalt patching and \$2,760 for crack sealing. The bids compare favorably with those submitted by Dominion paving (\$27,383 and \$3,450 respectively). Furthermore, the Premium Paving proposal includes repainting the reserved parking spaces and repaving of the basketball court. The Treasurer was authorized to pay \$8,750 as the one-third down payment on the contract. Work will be done October 11 & 12 with rain dates of October 15 & 16. Bob will manage the project.
- 8) Fran reported on the tree project survey with Thrive, a tree care consultant. Voted \$2,410 to subscribe to their Annual Nutrient Management program; \$1,225 of this is for the fall treatment. Voted \$250 for their Tree Growth Regulator Application and \$240 for root collar excavation.
- 9) Voted to accept the landscape consultant's recommendation for remedial work behind 11729 IRR to restore the common area landscape damage caused by a homeowner. Voted to accept the \$1,456 proposal from Genesis Landscapes to accomplish this work. The homeowner will reimburse the Cluster for this expense. Bob will manage the project.
- 10) Doug will get quotes on replacing the crab apple trees at HGC in accordance with the landscaping plan.
- 11) The next Board meeting is at 7:45 PM on Thursday, November 8, 2007 at the Reston Community Center, Room 3.

The meeting was adjourned at 9:45 PM.

Respectfully Submitted,

  
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11/8/07  
Date Approved