

**Shaker Woods Homeowners Association
Board of Directors Annual Meeting
November 5th, 2012
Armstrong Elementary Library, 7:00 PM**

Board Members Present:

Konrad Huppi, Richard Chernin, Mary Schifferli,
Adam Jackson, Ross Morrison

ARC Members Present:

Jim Norman

Other Homeowners Present:

Katie Bock, Jacquelyn Roth, Mike Price, Mary Beth Collins,
Gary Timm, Vijay Aggarwal, Dolly Aggarwal, Anne Logan, Virginia
Boehringer, Jim Hitt, Richard Davis, Karen Duggleby, Jane Morris,
Paul Setzer, Donna Setzer, Judy Murden, Ford Moseley, Richard
Barbierie,

General Business:

- Yearly Review – Konrad Huppi (President)

Konrad welcomed all homeowners to the meeting and covered the following topics:

 1. He addressed the repaving that was completed this year in the neighborhood, specifically the rebuilding of the culvert, and the repaving of the walking path behind the Hill's house. He also informed the attendees that the same paver re-paved the walking path on Shaker Woods Road. The path was narrow and cracked in many places. He added that all paths and walkways will have to be replaced, as they degrade.
 2. Konrad mentioned that the SWHOA Board has been addressing the need to repair the fences along the north and south sides of Wiehle Avenue. They are deteriorating, and will have to be either repaired or replaced.
 3. He mentioned that the spring garage sale was successful, and that the board, along with Nancy Callaghan, oversaw the planting of both annuals and perennials on the common grounds.
 4. We discussed the damage done by the Darecho storm and hurricane Sandi. We reminded homeowners as to who is responsible for the removal of trees that have fallen on both the common grounds and homeowner's property.
 5. Konrad talked about expenses that were incurred by the board when dealing with water drainage and the replacement of lights around the monuments. We had water problems around the Southington monument, and electrical problems on the Shaker Woods monument.
 6. He mentioned that State of Virginia mandated that all homeowner associations adopt a "complaint resolution" form that addresses ARC or board issues with homeowners.
 7. Finally, Konrad announced that Lu Taylor will be handling disclosures following the legacy of Nancy Callaghan.

- Treasurer's Report – Adam Jackson (Treasurer)

Adam started his presentation by thanking the retiring members, Mary and Ross, for their contribution. We are sorry to see them go.
He reported that we exceeded the budget by \$3260.00 this fiscal year. He mentioned that there were a few dues stragglers.
Adam reported that there is \$115,000 in the checking account. There was \$3500 in dues that he added in March.
He stated that legal expenses were down about \$1,000, and the cost of setting up the directory was less than budgeted. The biggest increase was grounds keeping.
At this point, Ford Moseley, who is one of the attending homeowners, suggested that Pro-Grounds not cut the grass on his property. His property borders the walking path, as do the adjacent properties of his neighbors. The properties in question may be up to 300 yards in area. We will have to review the map of the common grounds with Pro-Grounds to determine the borders of the cut.
Adam reported that the Capital Reserve Fund, which is used for repairs, has \$86,000 in it. He stated that we contribute \$9,767 every year. We used \$9,000, which was \$767 less than budgeted.

- ARC Issues – Jim Norman (ARC representative)
We discussed issues that have been resolved, or are still outstanding. We discussed some of the issues regarding the property on 11681 Gilman Lane. The Fairfax County Zoning Commission has issued a violation notice against the homeowner.
- Meeting Closure - Konrad Huppi (President)
Konrad closed the meeting by talking about neighborhood security issues. He discussed some recent break ins. He mentioned that vehicles have been vandalized when left open, and garages have been entered with contents taken.
He reviewed the election results. Richard Davis and Vijay Aggarwal have been elected and will replace Ross and Mary. We all thanked Ross and Mary for their service.

Meeting Adjourned at 9.00 PM

Next Meeting – Wednesday, December 5th 7:00 PM, Konrad Huppi's house.