

**Minutes for
Annual Meeting 2014**

Meeting Date: September 20, 2014 Meeting Time: 4.30pm-5.30pm

	Name	E-mail Address	Phone
	CM – Cathy Moortgat	Cmoortgat@gmail.com	
*	MP – Marc Price	Marcsprice@yahoo.com	
	SM – Sunil Monga	Sunil@infogateway.com	
*	TR – Tom Roth-Roffy	Trothroffy@gmail.com	
*	JH – John Huang	chuang2@cox.net	

The Annual Meeting was held at the home of Alex and Randy Yi on September 20, 2014. We had 7 families (including the board members noted above) represented at the meeting. A quorum, as per the bylaws, was found to be in effect so matters could be voted on and approved.

Marc Price opened the meeting by welcoming the attendees, and explained the agenda as being the Bond status of the Estates at Fairfax, the Fairfax County's development plan along Lee Highway, status of 12900 Lee Highway, budget and election of new board members.

- Marc informed the meeting attendees that H2 Land Company had completed all the items on the HOA's punch-list and that he had signed the required Bond release document. We could be getting off the bond anytime.
- Marc gave a briefing about Fairfax County's new development plan along Rt. 29 as it is widened to a 6-lane highway. The areas for proposed development include the land currently occupied by the Motel, the Towing Company, and some of the adjacent properties. There will be a meeting on Thursday, October 2, at 6:30pm in the Government Center to discuss this further, and we are invited to attend. The HOA will send at least one representative to attend the meeting.
- Marc gave an update on the status of 12900 Lee Highway. The new homeowner had agreed to a 12-foot wide paved road connecting their lot to the Knight Arch Road for the ingress and egress purpose only. Our HOA has incurred legal fees of approximately \$11,000 in resolving this matter so far.
- Tom gave a budget overview based on the 2014 August financial statement. The HOA's annual budget is approximately \$34,000. Tom mentioned that the current legal expense was approximately \$9,800 above the HOA's annual legal budget, and that there were three options to resolve this over-budget issue: (1) use the excess operating reserve to offset the extra legal expenses; (2) collect a one-time assessment; (3) increase the quarterly assessment. The board will decide in the near future as to which option to use.

- Marc announced that 2 board positions were up for election.
- Cathy Mootgat and Tom Roth-Roffy were unanimously re-elected to new terms on the Board of Directors.

The meeting was moved to adjournment at 5:30 p.m.