

**Minutes for
Meeting 94 (Q1, 2026)**

Meeting Date: **March 21, 2026**
Meeting Time: **7:00 pm**

| | Name | E-mail Address | Phone |
|---|------------------------------|--|-------|
| * | JH – John Huang | jch22030@gmail.com | |
| * | TR – TOM ROTH-ROFFY | Trothroff@gmail.com | |
| | SK – Shreedhar Kandel | skandel7@outlook.com | |
| * | SG – Sumeet Gupta | sgupta.k0@gmail.com | |
| * | JY – Jihun Yio | yiojihun@gmail.com | |

* Indicates member present at the board meeting

Resolved Action Items:

| Responsibility | Discussion # | Description | Issued | Done |
|----------------|--------------|-------------|--------|------|
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Open Action Items:

| Responsibility | Discussion # | Description | Issued | Due |
|-----------------------|---------------------|--|----------------|-----------------|
| ALL | 2.1 | Community Sign Discussion Based on the HOA's current financial position, the project could be pursued either as a one-year initiative or as part of a two-year budget plan using existing funds. UPDATE: Open, On hold. Plans for the community sign project have been deferred pending further clarity regarding the Route 29 widening project and its potential impact on HOA common areas and the sound wall. | 6/7/21 | 12/31/26 |
| ALL | 2.2 | Route 29 Widening Project The Board discussed the impact of Fairfax County's Route 29 widening project on HOA common property. Fairfax County has provided a proposal related to the project. Blankingship & Keith is representing the community in this matter, with resolution anticipated in 2026. UPDATE: Open, In progress. TR continues to serve as the community representative for this matter. HOA legal counsel is still attempting to arrange a meeting with VDOT. | 8/29/23 | 12/31/26 |

New Agenda Items:

| Responsibility | Discussion # | Description | Issued | Due |
|----------------|--------------|---|---------|---------|
| SK, TR | 3.1 | Update on Current Financial Status | 3/21/26 | 3/21/26 |
| | | JH presented potential options for allocation of HOA funds and explained how the snow fund is intended to be used. JH informed SFMC to roll the current CD into another 6-month CD. | | |
| JY, JH | 3.2 | Google Drive and HOA Website Updates | 6/7/25 | 3/21/26 |
| | | JY provided an update on the Google Drive system for HOA recordkeeping and access to the HOA Gmail account (hoaboardeaf@gmail.com). JH reported that the HOA website domain name has been renewed through July 23, 2035. JH also suggested migrating the HOA website server to a WordPress platform in the future. The Board noted that this would require additional effort and is not considered urgent at this time. | | |
| ALL | 3.3 | Route 29 Widening Project Discussion Tom and John shared an update regarding Fairfax County's Route 29 widening project, including the appraisal invoice, which has been paid by Blankingship & Keith on behalf of EAF HOA. | 3/21/26 | 3/21/26 |
| ALL | 3.4 | Community Spring Walkthrough (ARB) The annual Spring Walkthrough is approaching. JH will contact Randy and request that the ARB prepare for the walkthrough. | 3/21/26 | 3/21/26 |
| ALL | 3.5 | HOA Leadership Discussion John indicated that he plans to step down as HOA President in the near future. At that time, the HOA will need to appoint an interim president until the next annual meeting. If no homeowner volunteers to serve as president after the annual meeting, the HOA may need to engage SFMC for full management services. Currently, SFMC provides financial services only. The Q2 Board Meeting is scheduled for June 13. | 3/21/26 | 3/21/26 |
| ALL | 3.6 | Issues / Questions / Walk-ons A fallen tree was reported on the path. This section of the path is located on HOA common property. TR and JY will assist with clearing the path on Sunday, March 22, 2026. | 3/21/26 | 3/21/26 |