Meeting Minutes for
Meeting 96 (Annual Homeowners' Meeting - Q3, 2026)

Meeting Date: **September 16, 2026**
Meeting Time: **7:00pm**

	Name	E-mail Address	Phone
*	**JH –** John Huang	jch22030@gmail.com	
*	**TR –** TOM ROTH-ROFFY	Trothroffy@gmail.com	
*	**SK** – Shreedhar Kandel	shreekandel7@gmail.com	
*	**SG** – Sumeet Gupta	sgupta.k0@gmail.com	
*	**JY –** JIHUN YIO	yiojihun@gmail.com	
* Indicates members present at the meeting			

The Annual Meeting was held via Zoom on September 16, 2026. A total of nine homes were represented at the meeting. A quorum, as required by the bylaws, was established, allowing matters to be voted on and approved.

In addition to board members noted above, the following homeowners attended the Annual Meeting:

1. Christine Yi – Present by proxy
2. Patrick Edouard
3. Terrill Andrews
4. Marc Price

Jessica Wickham of SFMC, the HOA's management company, also attended the Annual Meeting.

Thomas Roff-Roffy, HOA President, called the meeting to order, welcomed the attendees, presented the agenda, which included the budget report and election of Board members, and presided over the meeting.

The meeting was adjourned at 8:53 p.m.

Discussion Items	Description
3.1	Board Leadership and Annual Overview • Route 29 project has been the main focus of our board meetings for the past year. • Recognition of John Huang.
3.2	Treasurer's Report • Current financial position as of 7/31/2026 • The Association remains financially stable. • The Association has substantial reserves; however, these funds are already designated for multiple purposes.
3.3	Route 29 Widening/VDOT Settlement • HOA has reached a formal settlement with VDOT regarding the required easements and property acquisition. • Restoration is the next step.
3.4	Landscaping Restoration Project • No final plan currently selected. • Working Group has begun meeting. • Looking for more homeowner input/participation.
3.5	Budget • Costs are increasing. • The 2027 budget has been drafted, with projected income of approximately $43,736 and projected expenses of approximately $43,670. • The cost of common-area landscape restoration and potential installation of a community entrance sign are not included in the HOA's regular annual budget. These costs will be covered by the proceeds from the VDOT settlement.
3.6	Architectural Review Board • Aging mailboxes need to be repainted or replaced.

3.7	Election of Directors
	• Nominees
	  ○ Marc Price
	  ○ Patrick Edouard – Nomination withdrawn
	  ○ Sumeet Gupta
	Marc Price and Sumeet Gupta were elected/re-elected unanimously to the HOA Board.

3.8	Homeowner Participation • Homeowners are encouraged to participate in the landscape restoration and entrance sign working groups.
3.9	Open Forum: • Participants expressed their appreciation for Tom's long-time service for the Association and his tremendous efforts in handling the VDOT settlement and organizing the Annual Meeting. • Marc asked each participant to talk with their neighbors and encouraged them to become more involved in community affairs.