
OAKTON MILL ESTATES HOA

ANNUAL MEETING – November 28, 2022 **LOCATION – Sherwin Residence: 10696 Oakton Ridge Ct, 7 pm**

Board members in attendance: Judy Mahony, Andrea Woodhouse, Iman Elbakry, Marcia Sherwin, Ed Hanlon, Christine Foreso, Rebecca Greene

Neighborhood members in attendance: Dottie Bogutski, Bill Bogutski, Dave Mahony, Alan Gilbert, Rebecca Chanin, Nancy Luciani, Pam King Mark Sherwin, John Ambler, Nick Butler, Carol Doyle, Bob Doyle, Rob Hallbach, Chris Lanks, David Buss

Approval of the 2021 Annual Meeting minutes: Attendees were asked to review the final 2021 Annual Meeting Minutes. Bill Bogutski put forth a motion that the minutes be approved. Iman Elbakry seconded the motion, and the HOA members passed the minutes unanimously.

Treasurer's Report: Bob Doyle presented the budget report. Bob prepared and shared the budgets for 2020-2023 (actual, projected, and proposed). The HOA is in solid financial position. Current HOA annual dues are \$115. Bob noted he would post the budget report on our HOA website at <https://www.oaktonhoa.org/>

Oakton Mill Estates Board member voting/confirmations:

Ballots were passed for voting on adding two new board members – Rob Hallbach & Chris Lanks and any write-in candidates.

All members at meeting voted. The new board members were unanimously approved. No write-in candidates were submitted.

Elected board members Judy Mahony, Marcia Sherwin, Bob Doyle, and Andrea Woodhouse are all stepping down from their director positions. Andrea will continue to serve as a member at large. Julie Aamoath will be stepping down from volunteering with the OME board. New directors (president, vice president, treasurer, and secretary) will be voted on at the next board meeting by the board members.

Current Board members continuing to serve – Iman Elbakry, Lucas Black, Rebecca Greene, Ed Hanlon, Andrea Woodhouse, Christine Foreso

Community announcement – Greater Oakton Community Association is hosting Arts & Music in the Park on Sunday December 4th from 12-4 pm. Please reach out to Lauren Crum with questions or to volunteer.

Architectural Committee Report: David Buss, Chairman of the Architecture and Environmental Committee (ARC) gave an update on activities for the past year. Christine Foreso will be serving on the ARC.

Two properties were evaluated for violations prior to selling their homes with no apparent violations regarding the requirements and provisions of the Covenants and By-Laws of the HOA.

The Committee had applications for and approved changes to five properties in the Oakton Mill Estates HOA including fencing, landscaping, siding, and two home additions. One homeowner has been contacted but has not responded to the request from the ARC to submit an application for Architectural Change.

Social Committee Report: Rebecca Chanin reported that the Board provided money to the social committee for 2022 which was not used. She noted that new members are welcome, and that new activities will be planned for the next year.

The HOA board has approved a \$1000 budget for the social committee to use for their activities in 2023.

Covenant Committee Report: Ed Hanlon gave a report on the Covenant Committee that was formed after the 2021 annual meeting to explore shed and three car garage options that would be included into an amendment to the Declaration if the HOA members voted to make these changes.

On May 16, 2022 the Board of Directors and the Covenant Committee conducted an Information Meeting to gauge the Community's preference regarding the shed and three car garage options that would be included into an amendment to the Declaration.

Since that meeting the Board of Directors met twice with and received detailed documents from an experienced HOA attorney, William Marr, to review the basic procedures for amending and recording the Declaration, and to identify additional provisions in the Declaration that need amendment.

Mr. Marr recommended that the Association implement a two-step strategy that (1) incorporates the previous work that the Board of Directors and the Covenants Committee has undertaken regarding the shed and garages and (2) ensures the Declaration is then properly amended consistent with the Virginia Property Owners' Association Act. The first step (canvassing the community on four ballot questions, and drafting the Amendments to the Declaration) is tentatively scheduled to begin by January 1st, 2023. The second step (Special Meeting to approve the actual Amendments to the Declaration; and recording Amendments to the Declaration and signed Consent Forms in Fairfax County Land Records) is tentatively scheduled to occur in March 2023. Based on advice from counsel, proxy votes won't occur in either the first or second steps. Also, an electronic 'Zoom' type session at the special meeting will not occur due to burdensome new requirements of the VA Property Owners Association Act for electronic 'Zoom-type' interfaces during HOA Meetings.

New Business:

Ed Hanlon has agreed to serve as the new HOA president, pending upcoming vote by the HOA board. He brought up some items he wondered about addressing during the coming year:

- Trees – concerns about trees falling from neighbor yards or common area
- Noise policy
- Street parking
- Garbage cans stored outside of the home
- Cars going too fast
- Membership requirements for being on the board
- Addressing violations of the covenants

Rebecca Chanin wanted to publicly thank Bob Doyle for his decade of service and Judy Mahony for her years of service on the board and willingness to serve as President.

Meeting adjourned at 8:06 pm.

Respectfully submitted,
Andrea Woodhouse