

Oakton Mill Estates HOA

Annual Meeting – 11/20/2019

Sherwin Residence – 10696 Oakton Ridge Ct Oakton, VA 22124

Board members in attendance: Judy Mahony, Bob Doyle, Andrea Woodhouse, Marcia Sherwin, Rebecca Greene, Nick Clark

Neighborhood members in attendance: Dave Mahony, Mary Sammartino, Ralph & Nancy Luciani, Donna Hoffman, Bill & Dotty Bogustki, Jim & Lyndy Whipp, Robert Aamothe, Carol Doyle, Shirley Clark, Gary Crum, Noreen Tarr, Ross Whitler, Konstantine & Petra Djoubraïlov, Lana Omliler, Ann Balch, Alan Gilbert, Rebecca Chanin

Pizza provided by the HOA. Salad, drinks, and dessert potluck brought by members.

President's Remarks: Judy Mahony convened the 2019 Annual Meeting at 7:30 pm. After introducing herself, Judy asked each of the board members to introduce themselves and, in turn, the homeowners in attendance.

Reelection of Directors: Bob Doyle asked the HOA members to vote on the board of the directors. Paper ballots were given to each member of the HOA in attendance. Bob asked for nominations of new members and no new names were submitted. The officers of the association are determined by the directors. Rebecca Greene collected the ballots and tabulated the results. All directors were unanimously confirmed.

Approval of the 2018 Annual Meeting minutes: Attendees were asked to review the final 2018 Annual Meeting Minutes. Ann Balch put forth a motion that the minutes be approved. Alan Gilbert seconded the motion and the board members passed the minutes unanimously.

Treasurer's Report: Bob Doyle presented the budgets for 2018-2020 (actual, projected, and proposed). The HOA is in good financial shape with excess revenues of expenditures of \$1971 for the past year. Largest expenditure was for the common area maintenance. A new expenditure for legal expenses was added to pay for a HOA attorney to consult with the board of directors during one meeting this year. Annual dues were reduced to \$115.

Architectural Committee Report: Carol Doyle said they approved the tiny library that was installed near the entrance of the neighborhood on common ground on Oakton Ridge Ct.

Several renovations including decks, fencing, siding, roofing, windows, and tree removal have been submitted this year and were reviewed and approved. Charlie Balch serves on a committee with Carol Doyle and Dotty Bogustki. The HOA members were reminded that part of the architectural review process is to consult any neighbors impacted by proposed changes for review and comment.

Year in Review:

- Board vacancies for President, Vice President and Secretary have been filled.
- 33 neighbors have turned in directory forms. Judy is working on compiling neighborhood directory.
- Two social activities were undertaken in 2019. The progressive dinner was held in Jan 2019 and enjoyed by the members that were able to attend. An early summer kickoff picnic was held in June.
- Judy & Bob met with Eric Fox, an attorney, to discuss procedures and processes in making changes to HOA governing documents.

New Business:

- Rebecca C asked about the possibility of investing our reserves in a CD to try to get a higher interest rate.
- One of the neighbors reminded the board members not to 'reply all' for HOA emails.
- Rebecca Chanin volunteered to work on maintaining the website.
- Rebecca recommended sending out or publishing the annual minutes and/or treasurer reports prior to the board meeting for people to review.

The meeting was adjourned at 8:11 pm.

Respectfully submitted,

Andrea Woodhouse