

**WoodLynne Homeowners Association
Board of Directors Meeting
February 9, 2023
Via Zoom
Approved**

Architectural Review Committee (ARC):

Mr. Sobers stated that this month, there were two roof applications. The committee will complete a spring annual inspection of all homes (front and back) in the community, and in the fall, there will be a follow-up inspection on all outstanding items.

Electric Vehicle Committee:

Mr. Brown said that representatives from Fairfax County reached out to him stating that there may be an announcement for the county to obtain funds from the federal government to install public charging stations. Mr. Brown advised the community to wait and see what the announcement is before making any decisions.

V. COMMUNITY FORUM

A homeowner asked if a tree near her home can be trimmed.

Another homeowner brought up an irrigation issue due to overgrowth in the roots of a pine tree. The board has a proposal for decision on its removal at tonight's meeting.

VI. MANAGEMENT REPORT

Management reviewed the unaudited financials as of December 31, 2022. The community has a net surplus this month of \$14,004. The Assessments Receivable balance is \$7,671. The Money Market balance is \$196,687.

The board and management will have a landscaping walkthrough with Peter's Landscape on February 16, 2023.

CINC and ARC functions were discussed at length with the board and ARC.

VII. CONTRACTS

Management presented **EXHIBIT E**, which is a proposal from Peter's Landscape to remove one large pine tree near 5418 Charleston Woods Drive in the amount of \$3,025. The area would be regraded and seeded, and straw would be put down.

MOTION: Ms. Kearns moved to approve the proposal from Peter's Landscape for the removal of the large pine tree near 5418 Charleston Woods Drive in the amount of \$3,025. Mr. Wonsang seconded. The motion carried 4-1-0, with Mr. Brown voting against the motion.

Management presented **EXHIBIT F**, which is a proposal from Peter's Landscape for the pruning of two Bradford pear trees behind 5428 Cabot Ridge Court in the amount of \$1,462.50. The board agreed to table this decision until after the landscaping walkthrough.

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VIII. MISCELLANEOUS

Guideline Amendment - Square Top Panel Doors: The ARC is discussing amending the regulations for entry doors to allow for square top panels and/or top glass. The board has asked the ARC to draft language to amend the guidelines to allow for this change. The board will vote on this language at the next board meeting.

Roberts Road - Speed Bump Request: There has recently been discussion about the association requesting traffic-calming devices on Roberts Road. While management can request devices or a study, it is recommended that homeowners/local residents submit the requests. Management gave the board the website to share with the community for how to request the devices.

Sign Repair Update: Management has been in contact with Fast Signs, who have contracted with the construction company for the lettering. The lettering options were sent to the board for a decision. Ms. Kearns will send management the agreed upon lettering by the board for finalization of the sign repair.

IX. EXECUTIVE SESSION

MOTION: Ms. Walrath moved to enter Executive Session at 8:37 P.M. to discuss legal matters, violations and collections. Ms. Kearns seconded. The motion carried unanimously.

MOTION: Ms. Walrath moved to exit Executive Session at 9:37 P.M. and return to Open Session. Ms. Nickerson seconded. The motion carried unanimously.

X. ADJOURNMENT

MOTION: The board unanimously agreed to adjourn at 9:38 P.M.