

## **Minutes of 12 June, 2012 Meeting of the Carriage Lawn Board of Directors**

- I. Meeting called to order at 6:34 pm.
- II. Attendees:
  - A. Gay Ashley, President
  - B. Dave Armstrong, VP/Secretary
  - C. G'Ann Zieger, Treasurer (via phone)
  - D. Mary Van Mullekom, Member-at-Large
  - E. Brian Heisler, Property Manager
- III. Board waived the reading of previous meeting's minutes.
- IV. Meeting Topics
  - A. GHA Management Report and Issues.
    1. Brian provided the GHA financial report and answered several board member questions. CD's continue to be rolled over to best available rates. Also advised a new delinquency report would be available soon.
    2. Brian reported he had completed his follow-up ARB inspection on June 7<sup>th</sup> and that 80-85% of cited deficiencies had been corrected.
    3. As follow-up to previous board meeting discussions, Brian met with asphalt contractors and determined that there were no significant road repairs necessary at this time. The board agreed to re-assess pavement repairs in 2013. Board also discussed coordinating asphalt and sealing repairs for homeowner driveways and decided this would be a good topic to include in a community newsletter.
    4. Board discussed several problems with Mow Cow's landscaping work. Brian stated that Mow Cow's current contract didn't expire until 2013, but if the board is dissatisfied with their work we could terminate the contract. He also stated he had met with Mow Cow multiple times to discuss corrective actions. The board decided to continue with Mow Cow for now, but asked Brian to solicit interest from other landscaping firms.
    5. GHA Action Item list:
      - a) FiOS – Dave reported that he had been contacted by Verizon and they were now beginning to offer FiOS service in the community.
      - b) Brian advised he would be resuming driveway light inspections.
      - c) Brian contacted Fairfax County regarding the young people hanging out at the playground after dark. The county advised they would increase patrols through the community.

d) Regarding missing meeting minutes for 2007-2008, Brian had not located these minutes in GHA files. He also contacted the previous board president, Mike Noonan, to see if he had copies of these minutes.

e) Pet waste and leash violations. No further leash violations had been noted, and although problems with dog owners not picking up after their pets has improved, although violations do still occur.

f) Gay reported that it appeared Craven's had not cleared out the lilies at the community entrance. Brian indicated he would follow up with them. The board discussed irrigation for entrance flower beds and asked that Brian investigate what it would take to restore the system. The board also voted unanimously to fund the Garden and Landscaping Committee with up to \$3,000 for entrance flower bed plantings. [ACTION: Brian]

## 6. New Business

a) Fitness area, playground and volley ball court. Board discussed restoration of the volleyball court but deferred a decision until the next public meeting. The board asked that Brian obtain quotes for weeding and mulching the playground, as well as replacing the swing set chains and saddles. Discussion took place concerning cost and benefits of the recycled material versus wood mulch, and the board decided to continue with wood playground mulch at this time.

b) Entrance lighting and flower bed irrigation. The board discussed various options for providing electrical power at the entrances for irrigation and lighting. Brian will investigate further. [ACTION: Brian]

c) ARB Guidelines regarding deck color. Dave provided several photos showing the variation in deck colors in the community. The board agreed this issue needed to be addressed more clearly in our ARB Guidelines, and planned to walk the community as a group to better assess the problem.

d) Dave raised the issue of overgrowth behind the homes at the south end of Royal Doulton. Brian said he would discuss with Mow Cow to see if they could at least cut back the weeds with a string trimmer. [ACTION: Brian]

e) Dave asked that Brian contact Fairfax County Times and have them discontinue unsubscribed deliveries. [ACTION: Brian]

B. Next meeting: The board discussed holding the next meeting in September as a public meeting. Brian offered the option of using a GHA conference room for this meeting.

V. Executive Session Topics:

A. Delinquent accounts.

B. Chadwick and Washington explanation of foreclosure options.

VI. Meeting adjourned at 9:03 pm.