

Tollgate Association Board Meeting

Date and Time: January 7th, 2012 at 9 am

Location: 102 Tollgate Way (Melhem residence)

Attending: Ed Hahn, Jim Hogle, Luke Knittig, Margaret Melhem, Keith Powell, Bob Donaldson, Marie Murray, Garry Sauner

1. Approved - previous meeting minutes

<http://tollgateway.org/board/minutes-12-3-11.pdf>

2. Election of New Board officers

President, Jim Hogle

Vice President, Margaret Melhem

Secretary, Keith Powell

Treasurer, Bob Donaldson

3. Treasurer's Report: - 2012 Budget - http://tollgateway.org/budget/2012_budget.pdf

Net Worth as of 12/31/2011 - http://tollgateway.org/budget/2012_net_worth.pdf

There was a discussion of collecting dues from Beckes Estate.

4. Committee Reports: Chairs were all confirmed for the coming year.

- Social – Wynne Hogle – 30 people attended the Holiday Social. Special thanks were extended to Chuck Conner for hosting the party! Thanks to Wynne and Janet for the arrangements!
- Landscape – Marie Murray – It is a quiet time of year. The Committee will meet in February to determine priorities. Landscaping will get under way in March. If people have particular needs or suggestions, they should contact Marie. There are discussions with realtors to get a more detailed sense of the added-value effect of maintaining the landscaping in the community and the appearance of the community.
 - A reminder that, per the by-laws, if trees or shrubs fail due to neglect, the home-owner can be responsible to replace them.
- Tree – Bob Donaldson – The committee is waiting for spring to replace the tree at #107 (Powells). Bob has been accepted for the Arlington training program on trees.
- Architecture – Garry Sauner – Nothing to report.

- Maintenance – Garry Sauner – Special thanks to all the volunteers for putting up the Christmas decorations and to Garry and Gayle especially for obtaining and then personally taking down all the decorations. He would have left the decorations up a little longer, but extended warm weather left the swags and garlands in deteriorating condition.
 - There was some discussion of advantages of cedar vs. pine decorations (appearance vs. expense.) The board recommended making a separate budget category for holiday decorations (previously taken out of the social budget.) The Treasurer will look the last ten years of decoration expenses and the board will take it up next meeting.
 - There was a discussion of the rodent eradication program. Are we getting results from past years of pest control? If people find dead rats, they should contact Garry Sauner and Conner’s Pest Control will remove the remains. There still is activity in the rear of the neighborhood. If warm weather continues through the winter, the rat population is likely to expand significantly. Garry will contact Conner’s Pest Control to attend a Board Meeting in the near future to get a status report on the overall situation in Falls Church and the Tollgate neighborhood and to discuss options.

5. Old Business:

- Tollgate Events calendar – Tentative Dates for 2012 Events

Spring Party/Picnic	May 6, 2-5 pm
Fall Party/Picnic	Sep. 23, 2-5 pm
Annual Meeting	Nov. 18, 5 pm
Gazebo Decorating	Dec. 8, 10 am
Holiday Party	Dec. 9, 5-7 pm

- Tollgate Way signage – There was a discussion of the pros and cons of a Tollgate sign. Some residents have a philosophical opposition to any sign at all - not wishing to draw attention to the community). There were further thoughts about the scale of the proposed sign. The general concept would be to place it on the gazebo. The problem with mock-ups is that they look much tackier than the real thing would be. The Board decided to defer any decision until the completion of the asset inventory and then see what kind of budget would be available for the project. Then a sub-committee would see what could be secured for that budget. At that point a final decision could be made.

There was also some discussion that there currently is excessive city traffic signage at the entrance to the community and that it is ugly to have multiple sign posts. Also, the signs are not completely effective as people still do drive into Tollgate to turn around. There was a discussion that if there were no signs, there could be even more traffic. Garry Sauner was asked to consult with City of Falls Church officials about removing the 'dead end' sign, combining signs on one pole, and the size of the street signs.

- Asset Inventory & Maintenance Plan – There has not been much change since the annual meeting. The Board established an Asset Inventory sub-committee to continue working on it. Bob Donaldson, Ed Hahn, and Gary Sauner agreed to serve on the sub-committee. The sub-committee will make recommendations on Life Cycle/Remaining life of Association assets. They will recommend a Maintenance and Replacement Schedule. This will permit the Board to determine Total Annual Operating Costs for the Association. The Board will then determine an appropriate reserve fund and decide if a Dues increase is called for. Jim Hogle and Marie Murray will form a Risk/Management sub-committee to provide a short report to the Asset Inventory Sub-committee.
- Re-pointing, wrought iron work repairs, and painting outside #100 and #101 and the Gazebo: Garry Sauner received bid estimates from three companies. McBrick Enterprises, who specializes in brick work installation and repair, would charge \$1,200 to repoint these walls, pillars, and fill a lengthy concrete crack at 101. Ivey Welding will replace three finials and weld the wrought iron fencing connections in multiple places for \$1,198. Acosta painting will apply two coats of black rustoleum to paint the Gazebo railings and wrought iron fencing at 100 and 101 for \$1,500.

A decision whether to undertake this work is deferred until asset inventory is complete. Will then decide if it needs to be done in 2012 as an unexpected expense or defer it. When a decision is made, there is a need to ensure a consistent mortar color for brick repointing.

5. New Business: None

6. The next meeting will be on Feb 4th, 2012 at the Hogle home (#131). The board meeting concluded at 10:30 am.