

Minutes of the Tollgate Association Board Meeting Saturday, January 8, 2005

Attending:

Tom Smolinski, Garry Sauner, Bill Arthur, Bob Donaldson, Ed Bronikowski, and Marie Murray

Location:

Home of Garry Sauner

Meeting Time:

Meeting began at 9:05 am

Election of Association Board Officers for 2005:

The following association officers were elected for the year 2005:

President: Garry Sauner

Vice-President: Ed Bronikowski

Secretary: Marie Murray

Treasurer: Bob Donaldson

Members at Large: Bill Arthur and Chuck Connor

Association Business:

The minutes of the, December 4, 2004, board meeting were approved.

Signature cards were obtained from the new members of the board.

Treasurer's Report:

Treasurer Bob Donaldson submitted his report to the board. The report included:
Tollgate's 2004 Net Worth showing that all bills were paid for the year and all dues were received;

2004 Income and Expenses detailing the actual expenses incurred for 2004, with the only "unplanned" overspending being the cost to paint the main fence after repairs;

2005 Income/Expenses reflecting the dues received to date and the purchase of the street lights to be installed this year;

2005 Dues Payments listing of the six homeowners who have paid their dues;

Budget for 2005 the total being \$34,841.00, reflecting existing income and proposed spending. Most of the budgeted expenses are for landscaping, primarily the lawn maintenance contract.

A brief discussion was then held noting that there was no budget specifically for the installation of the new lampposts, and the vote at the Homeowners Annual Meeting to use the cash reserve in the bank for this expenditure. The Treasurer noted that this activity will eliminate Tollgate's reserve, and, as voted at the Annual Meeting, a special assessment may be necessary if any unforeseen expenses occur during the year.

Landscape Committee: No new activity has taken place. In the spring, grass seeding/sod will be done as needed in the area behind 108-122 where drainage problems were corrected. Upon further research, Bob Donaldson has found that installation of a sprinkler system could seriously damage the roots of trees, so that option will not be pursued.

Social Committee: Ella Lyons has generously agreed to continue as the head of this committee. The Annual Holiday Party was held December 4, at the home of Terry and Bob Zawacki. No events are now planned until the Progressive dinner in the spring.

Architectural Committee: Garry Sauner reported that the committee received one new request. Mark Kaye submitted a request to replace his garage door at 106 Tollgate. The committee considered this request and approved the action with certain stipulations as to acceptable style and composition of a replacement door.

For the new members of the board, there was discussion of the exact bylaws that govern Tollgate, and the article that specifically addresses the approval requirement for any changes to the exterior of the homes. The board then discussed the approval request process and the importance of having, from the homeowner, specific specifications for any proposed change. The board was in full agreement that such approval was necessary, and was a benefit to all Tollgate homeowners to preserve the continuity of style and quality that are hallmarks of our community. There was brief discussion of the difference between community wide changes, such as the selection and installation of the new lampposts, and individual changes made by households. New board members, Marie Murray and Ed Bronikowski, both new to Tollgate, shared that before buying their respective homes they were careful to review the bylaws and reflect on their impact. While in some ways restrictive, these bylaws are also protective of both the aesthetics and financial value of all our homes. It was suggested that the Architectural committee explore the possibility of a basic design standardization package that could facilitate any future improvements of Tollgate. Ed Bronikowski offered to look into the logistics of such a package.

Unfinished Business: Bob Donaldson will continue to work on getting a contractor to install the new lamps and lampposts.

New Business:

Calendar of Events for 2005

Spring Progressive Dinner ----- Saturday, May 15
Fall Picnic ----- Saturday, September 25
Annual Homeowners Meeting ----- Sunday, November 13
Holiday Decorating of Tollgate ----- Saturday, December 3
Holiday Party ----- Saturday, December 11

Removal of the Tollgate holiday decorations will be done, weather permitting, this afternoon, Saturday, January 8, and tomorrow, January 9.

List of Contractors: A list of contractors, recommended by Tollgate residents, is now on the Tollgate web site. Any additional recommendations can be forwarded to Bob Donaldson for inclusion.

Gazebo: The gazebo is showing some deterioration in both the roof and flashing areas. Ed Bronikowski agreed to ask a roofer to inspect the gazebo. If needed, Tom Smolinski thought he had extra paint that was used on the wood of the structure.

Cherry Street: To the knowledge of the board, no new action has been taken by the City of Falls Church Planning Board on the Cherry Street houses adjacent to Tollgate. The house closest to Broad Street is for sale. No other specific information was known.

Newsletter: Marie Murray agreed to do the Tollgate Newsletter. The next newsletter will be ready for distribution later this month.

Next Board Meeting: The next board meeting will be held at 9 am on Saturday, February 5, at Marie Murray's (124 Tollgate).

Before adjourning, Gary Sauner, on behalf of the board, and all of Tollgate, thanked Tom Smolinski for his time on the board and his dedication as President. The meeting adjourned at 10:25 am.

Submitted by Marie Murray, Secretary
January 9, 2005