

Tollgate Association
Minutes of October 13, 2007 Board Meeting

Date and Time: October 13, at 9:00 am

Location: 108 Tollgate Way (Kirschner residence)

Attending: Bob Donaldson, Ed Bronikowski, Eric Kirschner, Steve Lyons, Marie Murray, Garry Sauner, Paul Ehmer

Association Business:

1. Discussion and approval of September minutes.
2. Finances: Net cash flow was -7,021.29 for August, September. Net worth is presently \$17,773.73. Projected year end net worth is \$11,824. Net cash flow for the year is projected to be +\$838 if anticipated tree removal, pruning, and spraying is included.

Review of 2008 budget. Most line items are budgeted to be the same, although new tree and reserved line items are lowered to maintain budget. Pruning will be called “tree pruning” to distinguish from regular (Flores) pruning. It was decided that a footnote would be included indicating that the Board anticipates that the Reserve Fund may need to be drawn upon for drought related spending.

Proposed 2008 Budget approved.

3. Architecture Committee – Garry S. sent an e-mail to Jim Guyette regarding his new roof, but has not received a response. Garry will continue to follow-up.
4. Landscape (Marie M.) -- Committee met on September 25. There are no further homeowner requests. The Melhem’s (#102) reimbursed the HOA for three bushes. Remaining money budgeted for shrubs for 2007 will be used to subsidize the tree funds which have been depleted. Joe Roemer’s request for tree replacement was withdrawn. Landscape Committee agreed that a policy with specific goals and guidelines re: tree replacement was desirable. The committee will draft such a policy. The policy will be drafted and submitted to the Board for approval.

Committee will also begin exploring options for lighting the Tollgate entrance, working jointly with the Architectural Committee.

5. Tree committee (Bob): Removal of five dead trees and anticipated pruning/crowning discussed by Bob D.

6. Treasurer's Report (Bob D.)- Net cash flow was -\$5,908.18 for the last two months. Most of the expense was related to the tree work. Bob D. believes that the Beech tree (by #102, Melhems) can be replaced for under \$1,000 and thereby keep Tollgate within its tree budget. Marie & Bob indicated that there would be \$4,000-\$5,000 of upcoming tree removal/replacement expenses.
7. Social Committee – Ella Lyons not present. The Board would like to thank Ella for the success of the Tollgate Invitational social event in September.
8. Old Business – Bob drafted a letter to Virginia Power regarding the inconsistent electrical service. Letter was approved for sending. Proposed re-pointing of brickwork will be discussed in the Spring. Ed suggested that the Board consider using a company whose work he is familiar with, the contact info. is Eric (the foreman) for “Atlantic” and his contact number is 301-367-9852.
9. New Business -- Notification of 2008 Annual meeting. Bob D. volunteered to host the annual meeting – Sunday, November 11, 2007, 5 pm. Bob will send out the notice and proxies. Each board member will deliver/follow-up for five units. Eric K. will do even numbers, #110 toward entrance, Marie M. will take even numbers #112-#124. Ed will do odd numbers #111 to #121, Steve L. will do odd numbers #123 to #135. Paul E. odd numbers #101 to #109. Follow-up will be a phone call and e-mail with the purpose of securing attendance or providing a proxy to the board member or resident of choice. Follow-up should be about one week before meeting. Annual meeting agenda:

Budget

Committee Reports

Two new board members

Discussion of potential new nominees. Expiring Board seats are Marie M. and Ed B. Garry S. indicated that he would be an interested nominee if vacancies are available. Steve will follow-up with Phillippe/Tracy to solicit their interest Bob D. will verify Joe Romer's interest.

The next board meeting will be November 8, 7 pm at #129 Tollgate (Lyons residence).

Meeting adjourned at 11:10 am.

Submitted by: Eric Kirschner, Secretary