

## TOLLGATE ASSOCIATION

Board of Directors Meeting

October 25, 1993

The Board convened at 7:30 p.m. at President Magness' house. Present were Magness, Regan, Simpson, Knight (who arrived at 8:30 p.m.), and Kahn (who arrived at 9:00 p.m.).

Old Business: Knight reported that, per the direction of the Board at its last meeting, he checked with Lee Phillips and learned that the original lamp posts had come from Smoot Lumber in Alexandria. Magness had checked with Smoot who couldn't find them in their catalogue. It turns out that both the Beyers' and the Magness' posts had to be totally replaced (at \$300 apiece); the newly capped ones would cost \$159. Magness reported that the Board's previous direction to defer installation of the new poles to 1994, means we could do it in January 1994 before the people who know how to do this capping at Dale Lumber left the company. The capping material is 4" x 4" resin made by the Mobil Oil Corporation that supposedly lasts forever.

Knight also reported on snow removal and on the fact that he had spoken to the George Mason High School principal who told him to write a letter to the Office of Community Education asking for responsible high schoolers to shovel Tollgate. Magness said he would do so.

Knight reported on his conversation with Barbara Cram, Greenscapes, Inc., on the possibility of her being a landscaping consultant to the association. She does this for some property management companies, and she charges \$35/hr. He mentioned she would not charge to make a pass-through through the neighborhood. The Board agreed to meet with her at its next meeting.

Magness received a \$390. estimate for painting the gazebo and sixteen light posts, but he won't do it until the rotten boards on the gazebo were fixed. On motion by Kahn the Board voted to accept the \$390 painting estimate. The Board was of the consensus that the President did not have to go out for bids for painting.

New Business: President Magness shared with the Board a colonial paint color chart which he proposed to be given to the Architectural Review Committee, but after discussion it was decided not to use it. Rather, residents would be asked to submit their proposed color schemes to the Architectural Committee.

Discussion of Landscaping Bids: President Magness checked with the four previous bidders and passed out a sheet (see Secretary's files) showing the responses to a standard set of functions worked out with Don Frady. Bidder A did not respond to this telephonic request, but its "Basic Bid" approximated the standard set of functions for a price of \$8,550. Bidder B's figure was \$10,684; Bidder C's was \$10,970, and Bidder D was \$9,175. Magness checked with Mr. Frady and shared the bids with him. Frady was especially impressed with the bid submitted by Bidder C, both in terms of quality and in non-discretionary services proposed. The landscaping committee had also preferred Bidder C.

Treasurer Regan reminded the Board that if Bidder C's bid was selected, it would leave only \$30 of "discretionary" funds in the association's account after plant replacements and "fixed expenses" are considered. After discussion, it was the consensus of the Board to dip into the reserves if more funds proved necessary in 1994 rather than raise the dues immediately. Knight moved that the bid from Bidder C (Horizon Landscaping, Inc.) be accepted. The motion was seconded and carried unanimously. Magness said he would get in touch with the landscaping committee to work out oversight of this contract -- and with the proposed landscaping consultant, if hired. However, the trees will be pruned under the existing contract this year.

R. Kahn reported on the package she picked up from the IRS on investments of non-profits and volunteered to turn the package over to the Treasurer. She also checked on the damaged pine tree, that was caused by the tree falling over from the backyard of 125, to see if the homeowner's insurance company would cover the damage. His company said "No", so the Board authorized the Treasurer to call the association's insurance company to call the homeowner's company to work it out.

The meeting was adjourned at 10:00 p.m.