

TOLLGATE ASSOCIATION
Minutes of the October 7, 2006 Board Meeting

Date & Time: October 7, 2006 at 9:00 a.m.

Location: 129 Tollgate Way (Lyons residence)

Attending: Bob Donaldson, Ed Bronikowski, Steve Lyons, and Marie Murray.

Association Business:

1. Treasurer's report. The Treasurer presented income/expense, net worth, and budget statements. The Association's net worth after payment of projected expenses for the calendar year is approximately \$15,000.00. Actual expenses for new shrubs, trees, and tree removal are \$2,422.33, \$1,518.39, and \$1,960.00 less, respectively, than projected. The hydrologist's final fee of \$700.00 will be paid from the maintenance fund. The Board will examine the proposed 2007 budget before this year's annual meeting.

2. Committee reports. The Board received the following committee reports:

a. Landscape Committee. A landscape architect conducted a walk-through of the Tollgate property. She will provide the committee a cost estimate to prepare a landscape master plan. The landscape architect's rate is \$50.00 per hour. The committee will specify the final work product including its integration with Tollgate's drainage site plan. The committee will assemble a working party to repair the landscape area between 109 and 111 Tollgate. It will move some plants from other areas within Tollgate to the repaired area.

b. Tree Committee. Tree pruning and a walk-around with an arborist will occur on October 17.

c. Architectural Committee. The owners of 102 Tollgate requested to install new composite plank siding and to change the house's exterior colors. The committee approved the siding and new exterior colors. The committee also considered a request to install a garden hutch in the back yard of 127 Tollgate. The committee will recommend changes to the structure to comply with the covenants' height restriction. The committee is drafting architecture review guidelines for exterior changes.

d. Social Committee. The committee has sufficient funds available for the Association's Holiday party.

3. Old Business. The Board is still awaiting the engineering report on Tollgate drainage issues. The Board President will contact the firm again to request the report. The Board will respond to a homeowner's request for reimbursement for water damage after it receives the engineering report. The chairman of the bylaws committee retrieved copies of Tollgate's recorded documents from Fairfax County and posted them on the Association's website. The Board

approved the bylaws committee's final report and recommendations, and directed distribution of the written report and recommendations to the homeowners. The Board will present the committee's recommendations at the November annual meeting, and request the homeowners' approval of the proposed changes.

4. New Business. The Association will hold its annual meeting on November 12, 2006 at 118 Tollgate (Donaldson residence). The Board will include a proxy in the written notice of the annual meeting.

The Board will repair the leaning lamppost at 117 Tollgate. Tom Smolinski volunteered to continue as the Tollgate lamplighter. He will replace burnt out lights.

The Board will meet next at 9:00 a.m. on November 4, 2006 at 118 Tollgate Way (Donaldson residence). The meeting adjourned at 11:55 a.m.

Submitted by: Steve Lyons, Secretary