

Tollgate Association
Minutes of November 11, 2007 Annual Meeting

Date and Time: November 11, 2007 at 5:00 pm

Location: 118 Tollgate Way (Donaldson residence)

Attending: Records on File. 15 units in attendance, 6 proxies received

1. Introduction -- Introductory remarks and welcome from Ed Bronikowski.
2. Roll Call -- Fifteen units present, 6 additional units represented by proxy. Quorum met.
3. Treasurer's Report – (Bob Donaldson) Expected cash on hand at YE is expected to be \$6,175, which may have to be used to cover additional drought related 2008 expenses. Homeowners discussed importance of not “cutting corners” with regard to maintenance so as to preserve quality of community.

2008 budget approved by affirmation, no dissenting votes.

4. Landscape Report – (Marie Murray) Discussion of delaying plantings due to drought. Discussion of letter from properties behind #109 and #111 regarding drainage issues that were solved when Bob D. and Tom Smolinski constructed a berm to divert storm water runoff.

Committee is undertaking an inventory of all plantings; six units have been inventoried and are posted on the web site. Committee expects to develop a master plan for the community.

Committee will be studying entrance improvement options. Committee will be drafting committee guidelines and policies that will be submitted to the Board for approval.

5. Tree Committee – (Bob Donaldson) Eight trees died this year. Red oak (#109) and Beech (#102) were the most significant. Five screening trees in back of the south side properties died and were removed. Bob D. believes that more trees may be impacted by drought related issues in the coming year. Intention is to use more drought resistant trees as replacements.

Joe Romer will research whether the community development plan is still in effect after 30 years and whether replacement trees must still be approved by the city arbourist.

6. Architecture Committee – (Garry Sauner) Garry S. reminded homeowners of the need to fill out an Architecture Committee approval form before taking action on the exterior of a house.
7. Social Committee – Ella Lyons not present, but Board thanks her for continuing contribution to the community. The annual Christmas Party will be December 9th at Paul and Anki's Ehmer's. Christmas decorating will be December 1st at 10:00 am.
8. New Business – Board position nominations: Garry Sauner and Philippe Casteuble. Nominations approved by affirmation, no dissent.

Various Tollgate maintenance issues were discussed. Ed Bronikowski reviewed his letter to the city regarding street paving. Tom Smolinski volunteered to serve as the Maintenance Committee. Next Board meeting will be at #129, Lyons residence at 9 am December 8.

9. General Announcements -- Bob Donaldson discussed problems with blackouts and brownouts in the community. Bob wrote the Virginia Power chairman re: issue and was told that Tollgate's problem is not inconsistent with that of other communities. Board will record various power failures/dropouts and follow-up with Virginia Power once a record has been developed.

Question on whether the community has lost access to Cherry St. through the rear of the community was raised. Bob D. indicated that the builders were probably not interested in granting Tollgate a right of way. Question was raised whether Tollgate wanted to pursue a right of way given the cost and the potential for additional parking and security concerns if a right of way was secured.

Meeting adjourned at 7 pm.

Submitted by: Eric Kirschner, Secretary