

TOLLGATE ASSOCIATION
Annual Meeting

November 24, 1996

The Annual Meeting of the Tollgate Homeowners' Association was called to order by Board President, Jock Bond, at 5:15 pm after the Secretary, Christie Cohagen, determined that a quorum was present. In addition to the President and the Secretary, other Board members in attendance were Edie Smolinski and Marge Zitzmann.

1996 Budget/Treasurer's Report

The President reviewed the 1996 Association expenses and said that he expected the end-of-year Tollgate Association balance to be about \$800.

1997 Budget/Landscaping Needs

The President announced that the Board had received the recommendations from the Landscape Committee for lawn services for 1997. Lawn services, he noted, represent the largest single expenditure in the Association budget. The Landscape Committee has recommended that a one-year contract at \$15,000 be signed with Living Colour, a small landscaping company in the area. Because of dissatisfaction with the performance of the current contractor, Horizons, the Committee recommended that its contract not be renewed. A third company under consideration, Curb Appeal, came in with a bid of \$12,800. Jock Bond and Louise Simpson, who undertook the effort for the Landscape Committee, noted that the disparity in prices between Curb Appeal and Living Colour was not as large as it appeared because Living Colour's contract included certain services in the base price, such as reseeding, that were not included in the Curb Appeal contract. Based on Living Colour's references and the expressed desire of the company to develop a responsive working relationship with the Tollgate Association, the Board recommended that a one-year contract with Living Colour be signed. Jock Bond also pointed out that because the contract bid was higher than amount estimated in the '97 budget, \$2,500 would need to be subtracted from the budget categories of "Trees & Shrubs" and "Maintenance".

1997 Budget/Assessment Increase

A number of homeowners raised concerns that the proposed increase in the monthly assessment to \$60/month might not be sufficient to support the anticipated level of expenditures if the proposed tree and shrub work is completed in 1997. Several association members expressed their belief that the assessments would probably have to be increased in the near future to perhaps \$70 or \$75/month. They asked whether the Association shouldn't vote on an assessment higher than the proposed increase to \$60/month. It was agreed that the issue would be considered at a later date when more members are present. Brent Regan moved that the new Board, in the meantime, should sit down with the Landscape Committee to go over landscaping needs in detail and look carefully at budget implications prior to the time when the issue is raised again. The motion was adopted. It was then moved and seconded that the monthly assessment be increased from \$50 to \$60 per month, effective January 1997. After the written vote was tallied, the amendment was passed 23-0.

Ray Edwards asked whether homeowners who voluntarily paid their assessments at the rate of \$60/month after July could be reimbursed because the rate of \$50/month remained officially in effect during 1996. After discussion among members, it was moved and seconded that the additional assessments paid by homeowners would be treated as a gift to the Association, but that homeowners who wanted to be reimbursed for their excess payments would be reimbursed by the Board. The motion was adopted unanimously.

Exterior Property Walls

Jock Bond reminded members that at the annual meeting in May, homeowners voted on several options regarding Association responsibility for the repair and maintenance of the exterior walls which separate private lots from Association Common property. Because the option to amend the By-Laws to split responsibility 50/50 between the Association and homeowner garnered only 13 votes, it was not adopted. Until the By-Laws are amended otherwise, the President said that current policy -- wherein homeowners assume full responsibility for repair and maintenance of these exterior walls -- would remain in effect.

Secretary's Report

The Secretary circulated to Association members the minutes of the May 1996 annual meeting for review. After the spelling of the Klappa's name was corrected, a motion to approve the minutes was seconded, and the minutes were approved.

Capital Improvements Tax Information

Jock Bond agreed to send a letter to homeowners to provide information for tax purposes about landscaping/capital improvements made in prior years.

Power Outages/Electrical Socket Repairs

Several homeowners expressed concern over the numerous power outages that Tollgate Association residents have experienced recently, a problem apparently caused by squirrels blowing a terminal fuse. Although a number of homeowners have contacted Virginia Power, the problem persists. Jock Bond agreed to send a letter to both the power company and officials of the City of Falls Church to see if a permanent solution could be found. It was also recommended that the new Board look at replacing the malfunctioning electrical sockets in the outdoor lampposts.

1997 Tollgate Association Board of Directors

A motion to approve the new Board was seconded and adopted. The 1997 Board will be: Jock Bond, Edie Smolinski, Marge Zitzmann, Mary Klappa, and David Rivkin.

Holiday Festivities

Jock Bond announced that Sunday, December 15, would be set aside for the Tollgate Association holiday gathering at Edna Frady's home. Depending on the weather, volunteers will decorate the Association common ground on either Saturday, the 7th or the 14th. Members agreed that instead of buying a live tree this year, the Association will purchase a fresh cut tree.

There being no further business, the annual meeting was adjourned at 6:20pm.