

TOLLGATE ASSOCIATION
Minutes of the December 2, 2006 Board Meeting

Date & Time: December 2, 2006 at 9:00 a.m.

Location: 121 Tollgate Way (Bayzie/Bronikowski residence)

Attending: Bill Arthur, Bob Donaldson, Ed Bronikowski, Chuck Connor, Paul Ehmer, Eric Kirschner, Steve Lyons, and Marie Murray.

Association Business:

1. Treasurer's report. The Treasurer presented 2006 net worth and budget statements, and a calendar year 2007 budget statement showing projected income of \$41,000.00 and a \$2,400.00 reserve fund carried forward. The final cost for 2006 tree pruning was \$5,000.00. The Treasurer expects a slight increase in the lawn maintenance contract for the next two years, which is reflected in the 2007 budget.
2. Committee reports. The Board received the following committee reports:
 - a. Landscape Committee. The lawn maintenance contract proposed by Flores Landscaping is \$22,260.00 for 2007. The committee and the Board will review the contract statement of work and decide whether to accept the proposal.
 - b. Tree Committee. Save-a-Tree completed tree pruning and removal of three trees last week at a cost of \$5,000.00.
 - c. Architectural Committee. No report.
 - d. Social Committee. The Ehmers (109 Tollgate) will host the annual Holiday party on Sunday, December 10.
3. Old Business. The President and Secretary certified the amendments to the Association's indenture of covenants and by-laws adopted by the homeowners. The Treasurer will file the amended documents in Arlington County and distribute copies to the homeowners.
4. New Business. The recently adopted architectural guidelines will be posted on the Association's website and provided in the new homeowners' disclosure packet. The Board unanimously voted to keep the 2007 annual assessment at \$1,400.00. The Treasurer will post a notice of this amount on the Association's website. The Board will select new officers at its next meeting on January 6, 2007. The Association's next newsletter will provide information on the new architectural guidelines.

The Board will meet next on January 6, 2007 at 9:00 a.m., its location to be determined. The meeting adjourned at 10:15 a.m.

Submitted by: Steve Lyons, Secretary