

## TOLLGATE ASSOCIATION

Board of Directors Meeting

February 13, 1994

The meeting convened at President Magness' house at 5:10 p.m. with all Board members present. The minutes of the October 25, 1993, Board meeting were reviewed and approved as submitted.

A thank you note from Chanin Knight to the Association was passed around. The Association had sent flowers to Ms. Knight in the hospital last November upon the occasion of her back operation.

President Magness brought to the Board's attention a letter from the City of Falls Church inviting nominations for a City employee of the year. The Board did not have any nomination to make this year.

Magness then raised the subject of the landscaping/grounds contract, which he has not yet signed. The Landscaping and Grounds Committee (consisting of M. Kelliher, J. Bond, J. Brett, W. Zitsmann, and V. Megers) had elected Megers as chair and had met with D. Frady to discuss implementation of the contract (i.e., oversight over the new contractor). The committee has decided to ask Mr. Frady to be the week-to-week point of contact with the contractor. After considerable discussion, the Board expressed its strong wishes that it would be best to lock in the present contract and dispatched the President to sign the contract with the winning bidder, to ensure that his offered price was still in effect, and to forego any decision on the point of contact with the contractor, preferring to meet with the Landscaping and Grounds Committee at 8 p.m. on Thursday, February 24, 1994 at the home of G. Knight, 118 Tollgate.

Magness said he would draft a note to all Association members informing them of the new landscaping contractor and informing them not to speak with the contractor directly but instead to Landscaping Chair V. Megers concerning input or suggestions concerning the grounds.

L. Simpson suggested that the Association should also somehow express its appreciation to Aubrey Brickser for his dedicated work in keeping Tollgate beautiful.

With respect to snow removal, Landscaping committeeman J. Bond had been asked to solicit bids for snow removal from the common sidewalk areas. He received just one from Blain Schumann and Butch Goff for \$45/hr (2 hr. minimum). G. Knight moved to accept the bid. Magness will add words concerning the contract for snow removal and advice of the availability of these gentlemen in his note to homeowners who might like to individually contract to have private areas (entry ways/drive ways) shoveled. The question of the minimum amount of snow necessary to call out the contractor was deferred to the Grounds committee.

The package from the attorney concerning proposed changes to the "Indentures and By-Laws" was then discussed. This packet (see Secretary's files) had been received from the attorney on retainer when queried whether there were any by-laws that needed amending. The bill received was for 4 hours' work.

Discussion was held concerning the draft's over-prescription, the reason for various changes, and the question of whether the attorney had focused on the small and intimate nature of Tollgate as opposed to certain homeowner associations numbering in the hundreds and characterized by extreme apathy. The particular draft provisions drawing the most concern were ones proposing to reduce the number of Board members from 5 to 3, expanding the powers of the Board, and reducing the percentage of homeowners required for a quorum from 51% to 10%. Upon motion by G. Knight, it was decided to defer action on the package at this meeting to afford Board members an opportunity to study them further. President Magness asked R. Kahn to edit the proposals and to present the Board with an alternative at its next meeting.

Magness raised a new parking/towing ordinance in homeowners associations, but it was recognized that it applied to Fairfax County, not the City of Falls Church, and was dropped.

The Board received an estimate for painting the front wrought iron fence from Doug Knickerbocker for \$550. It was deemed to be acceptable, as was the roughly \$500 from Vernon (the carpenter used for the light poles) to repair the decaying wood on the gazebo. The next set of light poles will be done in the spring.

Magness' note to homeowners will also include a reminder that recommendations on repairs should be sent back by March for the Board to consider for possible inclusion in the budget and mention that the gazebo and light poles are already being taken care of.

New Business: Magness reminded the Treasurer about the need to prepare a proposed budget for this year. The Treasurer promptly passed out a draft budget showing where the Association's finances presently stand (see Secretary's files).

A complaint was received from a Tollgate neighbor, R. Speir, who complained about cigarette butts being littered in his back yard. It was decided to hand the problem over to the Landscaping committee to investigate.

The meeting was officially adjourned at 6:20 p.m.