

TOLLGATE ASSOCIATION
Annual Meeting

May 19, 1996

The Annual Meeting of the Tollgate Homeowners' Association was called to order by Board President, Jock Bond, at 5:15 pm. Other Board members present included Curt Board, Christie Cohagen, and Marge Zitzmann.

The President thanked Edna Frady for hosting the meeting and announced that a quorum was present. He then recognized Marge Zitzmann for having been named the first annual Falls Church volunteer of the year. And the newest Tollgate neighbors, the Kleppas, were also recognized and welcomed.

Secretary's Report

The Secretary circulated the minutes from the May 1995 Annual Meeting to the homeowners present. The minutes were reviewed and approved.

1995 Budget

The President reviewed key Association expenses during in 1995, noting in particular the landscaping work done at the west end of the cul-de-sac and the tree trimming work done last fall. Gary Knight requested that tax information relating to landscaping improvements made in years prior to 1995 be made available to homeowners. Jock Bond agreed to follow up. Jock Bond also pointed out that 1996 is the last year of the Association's 2-year contract with Horizons and mentioned that the Landscape Committee will be soliciting bids for '97. He invited all homeowners to provide the Landscape Committee with their recommendations and concerns.

1996 Budget

The President asked everyone present to look over the 1996 budget proposed by the Board which includes an increase in dues of \$10/month per household. The increase, which is expected to cover anticipated expenses and to eliminate the previously-agreed upon deficit spending, would go into effect on July 1, 1996.

During the budget discussion, Matt Kahn expressed concern about the cost and quality of the landscaping services and asked homeowners to consider deferring a dues increase until more bids for services were solicited. The President noted that 2 years ago, 3 bids were solicited and that the current contractor, Horizons, was the middle bid. Louise Simpson requested that homeowners should be sure to bring their concerns about landscaping issues, as they arise, to the attention of the Landscape Committee.

Additional budget concerns were raised about: potential expenses down the road such as replacing the roof on the gazebo and grouting the brick walls along Route 7, the impact on the budget if a dues increase is not enacted this year, and the need to keep the \$5,000 CD as a "rainy day fund". The President spoke to the difficulties of budget planning when the annual meeting occurs 5 months into a new budget year. He noted that this problem should

be remedied when the annual meeting is moved to the November preceding the budget year, starting in November 1996.

It was moved and seconded that the proposed 1996 budget be adopted. There being no further discussion, the Association adopted the budget by a vote of 17-2 and agreed to retain the \$5,000 CD as a "rainy day" fund.

Maintenance of Exterior Walls

The President opened discussion on three options regarding Association responsibility for the repair and maintenance of exterior walls which separate private lots from Association common property. Under one option, the homeowner would assume total responsibility; under a second, the homeowner and Association would split the responsibility 50/50; and under a third, the Association would assume 100% responsibility. It was also noted that the walls that front on Route 7 are the Association's responsibility because they are on Tollgate Association common property and border city property. After considerable discussion, it was moved and seconded that option #2, which would split responsibility 50/50, be adopted. When the votes were tallied, 13 households favored splitting responsibility 50/50, and 6 households preferred to have homeowners assume 100% homeowner responsibility. Because 20 votes are needed to amend the By-Laws, the issue was tabled until the next annual meeting in November.

Treasurer's Report

The treasurer's report indicated that the Association has a current balance of \$8,016.73. The \$5,000 CD has a current value of \$5,326.46.

Tollgate Appearance and Exterior Changes

Association members discussed the importance of maintaining the appearance of Tollgate and the need for homeowners to consult with the Architectural Committee on any exterior changes they are considering making to their homes. It was agreed that a letter would be sent to Tollgate homeowners reminding them to contact the Architectural Committee when they propose to make any exterior changes so that the Architectural Committee can review a proposed change and present it to the Board for approval.

Homeowners were reminded that Terry Parsons is currently chair of the Architectural Committee and that the other members are: Nancy Beyer, Rebecca Kahn, and Greer Norton. As part of this general discussion, the Association agreed that both the Landscape Committee and the Architectural Committee should report on their activities at the next annual meeting in the fall.

Other Business

It was recommended that burned out light bulbs be replaced and that malfunctioning light sockets be repaired. It was also recommended that a new Tollgate residents' roster be prepared at the earliest convenience.

There being no further business, the Annual Meeting was adjourned at 6:50 pm.