

TOLLGATE ASSOCIATION
Board of Directors Meeting
August 24, 1995

The board meeting was called to order by board President Jock Bond at 7:40 pm. In addition to the President, board members present were Marge Zitzmann, Edie Smolinski, Curt Board, and Christie Cohagen.

Jock Bond listed a number of agenda items which the board then proceeded to consider and discuss.

1995 Budget

J. Bond stated that estimated expenditures for calendar year 1995 were expected to come to \$22,500, while revenue from homeowners' dues would bring in \$17,400.

M. Zitzmann raised the question of aligning the association's fiscal year with the terms of board members. It was agreed to review the minutes of the '95 annual meeting and reconsider this issue at the next board meeting.

Dues

J. Bond noted that Tollgate Association expenditures are continuing to exceed revenue, as has been the case in the past several years. He mentioned that prior boards were also aware of this situation, but had allowed this to continue because the overall budget carried a surplus. He expressed concern that because the gap between expenditures and revenue was wide and likely to grow, that it would be prudent to consider the need to increase homeowners' dues this year.

It was noted that an increase of \$15/month per household (from \$50 to \$65) would yield \$22,600 in annual revenue, and an increase of \$25 (from \$50 to \$75) would yield \$26,000.

C. Board mentioned that presently about half of the homeowners pay their dues semi-annually and the other half pay quarterly.

J. Bond said that several expenses had to be faced down the road such as fixing the roof of the Gazebo, repairing the brick walls which front on Broad St., and repairing the remaining lamp posts, to name a few. Repair and maintenance projects which need to be undertaken can be discussed further at the next board meeting and also could be raised at the end-of-summer social.

It was agreed to continue to discuss the issue of dues and the disposition of the \$5,000 CD which the Association had purchased with reserve funds at the next meeting.

Landscaping

J. Bond handed out Peter Brett's letter of Aug. 19 which contained Dennis Christy's preliminary proposal for pruning and tree care recommended for the Association property. Additional items which P. Brett received from homeowners between Aug. 18 and 21, would be added to the list. Before taking further action the board will wait for the final estimate from P. Brett.

1996 Budget

There was again discussion, to be continued at the next meeting, about the need to resolve the question of the board's term coinciding with the upcoming 1996 fiscal year.

Volvo

The Board noted with concern that Matt Kahn's infrequently operated Volvo continues to be parked in the public space on Tollgate Way and that little had been done since this issue was raised at the annual meeting in May. At that time, Mr. Kahn agreed to resolve the matter as expeditiously as possible. It was agreed that J. Bond will write a follow-up letter to Mr. Kahn.

End-of-Summer Social

The end-of-summer social will be held on Sunday, September 10 at 4:30 on the parking pad between # . and # . . Tollgate Association business will be conducted at the start of the get together. The social committee will be in charge of organizing and coordinating this event.

Lamp posts

J. Bond mentioned that 6 lamp posts are still in need of repair. Because of an apparent problem in the photo cell, some lights run continuously. There was discussion about converting the photo cell to a timer or rerouting the wiring. M. Zitzmann noted that Father and Son Electric has done some earlier photo cell work. E. Smolinski agreed to follow up.

Next Meeting

The next meeting of the board will be on Thursday, September 7 and 7:30.

Other issues

o M. Zitzmann raised a question about petitioning the city to resurface Tollgate Way. J. Bond agreed to look into this.

o Concern had been raised by several association members about the recent decrease in wildlife in the immediate area and about several dead squirrels. It was mentioned that Greenscape had recently sprayed the area. J. Bond agreed to talk w/ P. Brett about this.

o C. Cohagen raised concern about raccoons in the area and agreed to follow up with the City of Falls Church.

o C. Cohagen asked who had the responsibility for repairing the wrought iron and brick fences around the perimeters of the Tollgate townhouses -- individual homeowners or the Association? She noted that the wrought iron fence forming a part of the back perimeter of their townhouse was in need of repair and painting, and that, if delayed further, could require major repair and/or replacement. It was agreed that this would be looked into and reconsidered at the next meeting.

The board meeting was adjourned at 9:20 pm.