

Minutes are not official until approved at a subsequent Board meeting.

HERITAGE HUNT CONDOMINIUM I UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 12, 2010
LOBBY OF 13891 BUILDING

I Call to Order

The meeting was called to order at 2:00 p.m. by Ed Plummer. All Board members were present making a quorum. Also present were:

Laura Dindal, SCS

Warren Miller, Asst. Treasurer

George Field, Chairman, Building and Grounds, Committee

Frank Hoss, Chairman, Legal and Covenants Committee

Craig Magargel, General Manager, CMC

Mr. and Mrs. Parrish, Condominium II residents

A number of Condo I residents.

Mr. Plummer introduced Craig Margargel and Mr. & Mrs. Parrish

II. Approval of Minutes of the Previous Meeting

A motion was made, seconded and passed approving the minutes of the previous meeting on November 10, 2009.

III. Reports of Officers and Board of Directors

A. Treasurer's Report

Steve Verosko deferred to Warren Miller. Warren reported current assets of \$411,580 in CDs, in addition to working capital in the checking account of \$63,000 and MM funds of \$42,000. SCS has given the financial rating as "strong." The CD's provide full funding for the \$408,000 in the Reserve Accounts.

Warren reports that all utilities (water, gas, and electric) expenses have increased in the past year. In addition, we have incurred repair expenses which will make it unlikely we will reach our balanced budget for the past year once all outstanding expenses are in.

Budget and financial records are available in the notebooks kept in the lobbies of each condo building. These records include the 2010 budget.

B. President's Report

Ed Plummer explained his broken leg came about on the ice in the street in front of the building. The location of the meeting was moved to the lobby of Building A to accommodate his limited mobility.

Ed reports unchanged 4 units unoccupied and available For SALE or Lease, with one near settlement. Unit A111 has gone into default with assessments owing. The property is listed at a "bargain" price, apparently for a short sale. The Association has placed a lien on the property but in the event of a foreclosure the condo lien would be wiped out. He said it was unclear as to what would happen to our lien in a

short sale. In a foreclosure, generally the bank assumes ownership of the condo along with eventual payment of contribution to working capital and assessments from the date of foreclosure until ultimate re-sale.

Mr. Plummer noted that our 2010 budget provides allows for bad debt as a result of a new requirement that condos budget for exactly the situation we are experiencing with A111.

IV. Management Report

Laura Dindal reported that East Coast Fire Protection completed repairs in the fire sprinkler and detection systems to deficiencies revealed in previous inspections. A brief discussion followed about the need to replace the alert panel in the outer lobby of Bldg. A. The systems have proved troublesome.

A troublesome valve in Building B was replaced with a different type and brand, with the hope that it will require less maintenance over time. There are three other uses of the same valve in our two buildings. When they require repair, we will decide on a course of action based on our experience with the one we have just replaced.

Discussion brought out that these systems are complicated and no service company seems to be entirely ideal. Our present service company has a minimum charge of \$585 for 2 men for 3 hours for each service call, during normal hours.

Lasting Impressions was renewed for our landscape contract as they offered the lowest of three bids along with a history of satisfactory work.

SCS will be mailing notification of the March 9th condominium Annual Meeting. Owners are urged to consider placing themselves in nomination for office and to join committees in helping to perform condo business.

V. Report of Committees

A. Building and Grounds

Chairman George Field reported that the painting of the lobby and 3rd-floor trash room in Bldg. B was completed. Residents report satisfaction and thanks.

Snow removal was satisfactory and effective. George reported that a resident found that a critter had removed insulation from under the hood of her car. Be aware.

Advanced Bldg. Services. (ABS) checked the heaters in the garage ceilings to assure their proper temperature. The heaters need to be warm enough to protect against freezing pipes but not in excess to waste energy.

Repair of the chandelier in Bldg. A cost \$680 for 2 persons, 3 hours. It turned out that a short in the chandelier in front of the elevator blew the circuit breaker, causing all of the lights in and around the lobby to go out.

A discussion ensued about replacing bulbs with high-efficiency bulbs to save energy. Over a year ago we changed all of the sconce bulbs to low-wattage LED

bulbs. Do to the unusual appearance of these bulbs, they were not put in the chandelier. Now several alternative “green” bulbs have become available and George reported that he had installed a new type of CFL candelabra bulb in the chandeliers of Building B.

A factor in the frequent failure of ceiling lights in the halls seems to be that the heat buildup shortens the life of the ballasts, which are located up in the ceiling. Mrs. Parrish from Condo II reported that recessed ceiling lights in hallways in her condo were improperly installed which caused heat buildup and burnout. Lennar reinstalled the lights at considerable expense. One solution that the Board is considering is to replace the present ceiling lights with another type of fixture. While a different type of light fixture could likely prove less expensive to maintain, there would be considerable expense and mess in tearing into the ceilings to make such a change.

B. Budget and Finance

Chairman Warren Miller reported heavy year-end repair expenses. The repairs to the fire safety systems by East Coast Fire Protection ran about \$7,000. Electrical repairs were another \$1,000. To date, the year’s operational cost was \$366,000. Warren gave a breakdown of costs by individual unit for each budget area. He projected that once all outstanding bills are entered, total 2009 expenses will essential balance 2009 income.

C. Legal and Covenants

Chairman Frank Hoss reported that questions have arisen about some vehicles that have been parked in condo parking spaces in front of the buildings. It is known that some neighbors in the homes adjacent to the condos have parked in condo parking, and this has not been a major problem. But as to three vehicles in particular, Frank stated that our By-Laws are inadequate in defining “commercial” and “recreational.” (HHCI Rules and Regulations, Section IV, D.) Frank presented a proposed amendment to the Board for their approval. The proposal was adapted from the HOA by-laws which clearly defines the vehicles. A motion was made, seconded. Following discussion, it was decided to table the proposal until the next meeting and that the resolution shall be posted for on the elevator bulletin boards so that owners may have an opportunity to review the proposal and make comments. The rules will apply to the garage as well as outside parking. See Attachment I.

Ed said that the Board is considering the erecting signs by the outside parking areas announcing that the spaces are reserved for condo residents and their guests. The HOA Grounds Committee has approved such signage.

VI. Unfinished Business

Ed reported brick and window repair to A111 is complete. Interior damage remains and would cost about \$600 but is, according to our lawyers, the responsibility of the unit owner and her insurance. However, the property is in default and it is uncertain what will happen.

VII. New Business

After discussion of when the next party should be, Lucy Modrak will plan one for St. Patrick's Day.

VIII. The next meeting will be the Annual Meeting on March 9th in the HH Club House Board Room.

IX. The meeting adjourned at 3:15 p.m.

Respectfully submitted by

Barbara Dunn, Secretary

Attachment I

**THE UNIT OWNERS ASSOCIATION OF
HERITAGE HUNT CONDOMINIUM I**

POLICY RESOLUTION NO. 10

RELATING TO : Vehicles on Condominium Property

WHEREAS, the Condo Board has determined that Section IV, [D] of the Unit Owners Association Rules and Regulations does not adequately describe the types of vehicles prohibited by its terms , and

WHEREAS, the Legal and Covenants committee has proposed that Section IV [D] of the Unit Owners Association Rules and Regulations be amended to more specifically provide for how vehicles may be parked, kept and/or maintained on condominium property, and

WHEREAS, the Condo Board deems it appropriate to do so:

NOW THEREFORE, BE IT RESOLVED THAT Section IV [Miscellaneous Use Restrictions] Subsection [D] of the Unit Owners Association Rules and Regulations is hereby amended to provide as follows:

D. Vehicles on Condominium Property

1. Commercial or recreational vehicles, including boats and trailers of any type, may not be kept or parked on condominium property including the garages. Commercial and recreational vehicles shall include, but not be limited to, the following:

- a) Any boat or trailer,
- b) Any motor home or self contained camper,
- c) Any camper slip-on where the back of the camper is higher than the roofline of the cab or truck,
- d) Any mobile home, trailer or fifth-wheel vehicle,
- e) Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance,
- f) Any vehicle displaying the RVIA (Recreation Vehicle Industry Association) seal which indicates compliance with ANSI (American National Standards Institute) standards.
- g) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Virginia,
- h) Any vehicle defined as a commercial vehicle by the Virginia state law,
- i) Any vehicle with commercial signs, advertising or visible commercial equipment, including passenger cars, vans and trucks normally used for private purchase but painted with or carrying commercial advertising, logos, or business names or carrying visible commercial equipment,
- j) Private or public school or church buses.

2. Junk or derelict vehicles may not be parked on condominium property including the garages.

A vehicle shall be deemed to be derelict if it is missing any necessary parts, such as, but not limited to, tires, wheels, engine etc., that are necessary for operation of the vehicle on public streets. A vehicle shall also be classified as a derelict vehicle if it does not have a current state inspection sticker or current license.

3. Vehicle repairs are not permitted on condominium property, except as necessary to remove vehicles from the premises.

4. Vehicles may not be parked or stored unattended in a hazardous condition including, but not limited to, vehicles on jacks or blocks.

5. Vehicles prohibited by the terms of this section which belong to guests of residents are permitted for a temporary period not to exceed 5 days without prior approval by the Condo Board.

6. Vehicles maintained on condominium property shall be registered with the Heritage Hunt Homeowner's Association [HOA] in accordance with procedures established by the HOA board of directors.

RESOLUTIONS ACTION RECORD

Resolution Type: Policy No. 10

Pertaining to: Vehicles on condominium property

Duly adopted at a meeting of the Board of Directors of the Unit Owners Association of Heritage Hunt Condominium I, held _____

Motion by:

Seconded by:

OFFICER	TITLE	YES	NO	ABSTAIN	ABSENT

ATTEST:

_____ Secretary

_____ Date

Resolution Effective: _____