

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

HERITAGE HUNT CONDOMINIUM I UNIT OWNERS ASSOCIATION
ANNUAL MEETING
9 MARCH 2010
HERITAGE HUNT CLUBHOUSE: BOARD ROOM

I. Call to Order

The meeting was called to order at 2:05 p.m. by the President, Ed Plummer. Also present was Board Member Steve Verosko; Committee Chairs George Field and Warren Miller; SCS Community Manager Laura Dindal; and Craig Magargel, HH General Manager; a number of residents; and Harold Goldman, Condo II.

II. Proof of Quorum

SCS mailed notice of the meeting on 9 February 2010. Requirement for a quorum is 19. A sign in sheet was provided. 38 owners were represented in person or by proxy and 20 individuals were present.

III. Approval of Minutes

By motion of Steve Verosko with second by Ed Plummer, the minutes of the last Annual Meeting on 10 March 2009 were approved unanimously as distributed.

By motion of Steve Verosko with second by Ed Plummer, the Board unanimously approved the minutes of the Board Meeting of 12 January 2010.

IV. Reports of Officers and Board of Directors

A. Treasurer's Report – presented by Assistant Treasurer Warren Miller

1. Review of 2009 financials reveals that we are in good shape. The audit draft is not complete and no date has been given for completion. A surplus of \$12,000 is projected; we didn't use any of the \$10,000 budgeted for insurance loss and some commitments and expenses from 2009 did not get paid in 2009 and will carry into 2010.
2. February 2010 Financials. We don't have the February financials yet, but based on January Financials and what can be projected, the Budget is very close but we are in good condition. Two sales are pending. Snow removal expense so far is \$3,970 of a whole-year budgeted amount of \$7,200. We have \$415,000 in CD's, which fully funds our Repair and Replacement Reserves requirement of \$408,000. There were two condo units sold in February and another is pending. We expect to purchase in March a CD for \$28,000.

B. President's Report

1. Units A111, A112, B204 and B212 are, or are about to be, for sale. Units B202 is for lease.
2. Reserved Condo Parking Signs have been ordered and letters have been prepared to discourage parking in condo spaces by nearby neighbors. After the signs have been put up, friendly letters will be sent to nearby neighbors, reminding that condo spaces are intended for condo residents and their guests and asking for their cooperation.

3. Spring Garage Cleaning is tentatively scheduled for Thursday, May 13th. Signs will be put up in both buildings about a week or two before the actual cleaning.
4. Ed thanked Warren Miller for keeping our finances in good order and observed that by having adequate reserves for major expenses we hope to avoid having special assessments.
5. There are some roofing problems due to the snow and two A/C units were damaged by falling ice; these issues are currently being investigated.

V. Report of Management – Laura Dindal, SCS

A. Status of Maintenance

1. Woodson will be notified that snow removal at parking garage entrances needs to be improved, otherwise their work has been satisfactory. Requirement to clear snow from entrance to garages will be incorporated into specifications for next year.

B. Fire Safety Systems

1. The fire enunciator in the entry vestibule of Building A has been repaired – it turned out to be a programming issue.
2. Discussion noted that there are 4 phone lines, two for the fire monitoring system, into each building and we need to be sure that they get converted to Digital Voice as part of the community-wide conversion. Ed Plummer will check with Comcast.

C. Vendor Contract Review

1. 4 bids have been received for the building cleaning contract with one at approximately the same price that we have been paying for the last two years. The Board intends to make a final decision by the end of March.

D. Status of Finances – previously addressed by Warren Miller’s report.

VI. Report of Committees

A. Building and Grounds Committee – George Field

1. Fire Sprinkler System programming problem has been repaired as reported above. Comcast will be notified that 4 lines into each building for building systems need to be included in the conversion to Digital Voice.
2. A roof inspection has been tasked.
3. There have been water leaks in A103, A303 and B302. A303’s leak is most likely due to ice damming. They all will be investigated.
4. “Green” bulbs have been placed in Building B entrance lobby chandelier and seem to be satisfactory.
5. The Building B entrance vestibule has been re-painted to a neutral color and everyone seems to be satisfied. Paint touch-ups have been done in Building A. George pointed out that the necessity for touch up was due largely to careless brushing against the walls.
6. We plan to add a second entrance code for both the Building A entrance vestibule and the garage-level vestibule; the new code will not use the digit “8”, which has proved troublesome on the garage entrance. The project has been delayed because we must jump some wires together to force the system to return to the factory default before we can reprogram

the keypad, and we want to do this early one weekday just in case this doesn't work out as expected and we need to call for professional help.

7. The pole light pole outside of A113 is intermittent and will be reported to the HOA.
8. Condo trees seem to have survived the snows well but a number of trees in the common area behind Building A have been severely damaged.
9. Building A North exterior door is tight and needs to be adjusted – George will look into this.

B. Budget and Finance Committee – Warren Miller

1. Meetings are now held on 4th Wednesday in Bldg. A lobby and everyone is invited.

C. Legal and Covenants Committee – Frank Hoss

1. In Mr. Hoss's absence, Ed Plummer noted that the only committee business is the policy resolution to revise and expand the definition of the types of vehicles that are not allowed to park on condominium property; this resolution was tabled at the January Board meeting and will be considered under Unfinished Business.

VII. Election of Director, Term Expiring 2013

- A. Edwin Plummer from Building A has declared as candidate
- B. Nominations from the floor were requested.
- C. There being no nominations from the floor, by motion of Warren Miller with second by George Field, Ed Plummer was elected to the Board by acclamation.

CONGRATULATION AND THANK YOU ED

VIII. Unfinished Business

- A. Policy Resolution No 10 Relating to Vehicles on Condominium Property. The resolution was posted to bulletin boards in both buildings for one month and no comments were received. Upon motion by Steve Verosko and 2nd by Ed Plummer, the Board approved the resolution, which was duly signed and given to Laura Dindal for publication and is appended herewith.

IX. New Business

- A. FHA condo certification. Attachment II to the agenda summarizes a letter to the Board from SCS concerning new FHA regulations for loans in condominium projects. The basic questions are whether our association wants to seek FHA certification for our condo and whether we want to spend the money required. After considerable discussion, the mood of the owners present was that there was no association interest in pursuing certification. Laura Dindal will so inform Bob Elks of SCS.
- B. Open Discussion
 1. Betty Licitra rose to commend the exemplary service to our community by Ed Plummer, Warren Miller and George Field. The residents agreed and gave a round of applause. A motion was made by Betty Licitra and 2nd by Carol Noggle to give a token of our appreciation in the amount of \$100.00 each for dinner; unanimously approved.

X. The next Board Meeting is scheduled for 2:00 P.M. May 11th in the Club House Board Room.

XI. There being no further business the meeting was adjourned at 3:10 P.M..

Respectfully Submitted
Marjorie Morgan

**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 3-9-10

Motion by:

Seconded by:

				ABSENT	ABSENT
<i>John J. Plun</i>	<i>Pres</i>	✓			
<i>Kay Crowley</i>	<i>VP</i>				✓
<i>Stano Venoska</i>	<i>Treas.</i>	✓			

ATTEST:

Marjorie R. Morgan
Secretary

9 March 2010
Date

Resolution Effective: immediate