



## *Old Mill Community Council Inc.*

*Burke, VA  
White Oaks Elementary School*

### *Minutes of the Annual Meeting*

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**Date of Meeting:** 3 February 2011  
**Date of Minutes:** 5 April 2011  
**Minutes Prepared by:** Arlette Hart, Secretary

**Attendees:**

Ms. Maureen Thompson, President	Mr. Bill Schmidt, At Large
Mr. Alvin Dalmida, Vice President	
Ms. Arlette Hart, Secretary	
Mr. Andrew Guillen	Association members

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#### **Meeting Minutes**

##### **General Business**

1. Ms. Maureen Thompson, President opened the meeting at 7:43p.m. Ms. Thompson confirmed that a quorum was present according to Association By-Law requirements.
2. **President's Report** – Ms. Thompson offered her welcome and remarks.
  - a. She noted that it had been a busy year, with the snow from the previous year had budgeted \$5,000; but ended up being much higher. In addition, \$12,000 had to be paid for tree removal. Yet OMCC had succeeded in making it through the year without either a special assessment or entering bankruptcy.
3. **Vice President's Report** – Mr. Alvin Dalmida reported that the Reserve Study was concluded, as required by State of Virginia law every 5 years. Result of study illustrates, OMCC has been undercharging dues for several years, and this had led to an inability to move forward with capital investments in the community.
4. **Secretary's Report** – Ms. Arlette Hart.

- a. Ms Hart noted that the December minutes were distributed and they will be posted the subsequent day.
  - b. To review the subsequent minutes, Ms. Thompson appointed:
    - i. Mr. Matt Smith
    - ii. Ms. Pam Stevens
    - iii. Mr. Bill Schmidt
5. **Treasurer's Report** – Mr. Mike Roche.
- a. The report was duly filed.
6. **Architecture Committee** – Mr. Bill Schmidt
- a. The Architecture Committee concluded community inspection this year, and received positive feedback. Exceptions were requested and granted. Another review will be done this year [2011].
7. **Landscape Committee** – Mr. Andrew Guillen
- a. 2011 is the last year with the current Valley Crest contract. Conversations related to a new contract are ongoing, as we get ready to start working on the bid for next year.
  - b. Ms. Pam Stevens asked whether we could merge landscape and snow, and the response was that the plan is to do so.
8. **Snow Committee** – Alvin Dalmida
- a. The Community put out bid for snow removal last spring and received one bid from the current contractor. Most of the vendors indicated that they want to do snow and landscape at the same time with one combined contract. Alvin is working on obtaining one bid.
  - b. The Board is looking for volunteers for the landscape and snow committee in order to provide the best specifications possible and to gain efficiencies with other services.
  - c. A resident mentioned that on the corner of Teakwood, snow melts and freezes, and asked whether there is any way to designate someone on the court to administer snow melt. Mr. Dalmida noted the current approach to snow removal is optimal, since we don't have easy and designated places to push snow. It would be useful to designate places to push snow and identify them for the snow removal personnel. He also suggested the possibility of having bins to hold left over ice melt from the snow removal effort.
  - d. A concern was raised that drains are not always cleared.
  - e. Finally, Mr. Dalmida stated that we are doing more due diligence this year to ensure snow removal bill accurately reflects work performed.
9. **Bylaw review** – Mr. Dalmida

- a. Mr. Dalmida reported that the community had some very old docs that were converted into text-editable format. The committee is composed of Mr. Matt Smith and Mr. Adam White. They are looking for more participation on the committee.
- b. Parking is the most challenging component of the bylaws.
- c. Mr. Dalmida hopes to have recommended changes to the bylaws by the next annual meeting.

**10. Old Business**

- a. There is no old business

**11. New Business**

**a. Vote on Dues Increase**

- i. Mr. Mike Roche moved to increase the dues from \$180 to \$215. Debra Guillen seconded.
  - ii. Mr. Matt Smith called the question. Tellers gathered the votes. Proxy votes were included.
  - iii. The vote was 27 Yes (21 + 6 proxy board yeses), 12 No. The motion carried.
- b. The increase will take effect next quarter, and the subsequent increase will be in October at annual meeting.

**c. Nominations**

- i. Three positions open.
- ii. Mr. Guillen nominated Maureen Thompson, Bill Schmidt, Mike Roche
- iii. Mr. Dalmida nominated Karen Smith
- iv. Vote:
  - 1. Ms. Thompson - 24 votes (9 proxy)
  - 2. Mr. Schmidt - 29 votes (9 proxy)
  - 3. Mr. Roche – 29 (9 proxy)
  - 4. Mrs. Smith - 5
  - 5. Ms. Stevens 1
  - 6. 2 invalid ballots (voted for too many)

**d. Member Comments:**

- i. Ms. Thompson noted that trash needs to be picked up in the creek area – we don't have the funds to pay someone to clear the creek.

We have asked the Boy Scouts. Might have high school students who can complete it for service hours.

- ii. A resident requested trash be in covered containers. Unfortunately, the Board is unable to give an answer because of conflicting guidance – Fairfax County requires covered containers, but the association does not allow covered containers in front of houses and there is not reliable egress for all houses. In addition, the association cannot fine anyone before three days, and trash is picked up within that timeframe. The Board recognizes this area of the bylaws should be examined during their upcoming review.
- iii. In response to the question of whether there is a leash law, the Board confirmed that Fairfax County has a leash law and a law that people must pick up their animal waste.
- iv. There was a recommendation to call for a Community Cleanup Day. Ms. Thompson stated that there was one, but the trash collected was not picked up in a timely manner. The response is that perhaps the community could solicit volunteers with pickup trucks to haul the trash.
- v. A resident noted that on Teakwood Ct., some of the neighbors were using the common area as dumping ground, and there was also contractor trash present. The by-law committee is working to address the trash issue, but a contractor is required to haul their trash away.
- vi. A concern was raised that on the hill between Teakwood and Buffie, 4 azalea bushes were ruined because children were using a resident's front porch as the kick-off point for sledding. Besides the destruction of property, it was noted that this is a safety issue.
- vii. In response to the community's signs being old and partially removed, Mr. Guillen noted that they are deep in the ground, and therefore are difficult to remove. He was working with a high school in Alexandria to see what they could do for the cost of the material.
- viii. A resident noted that many cars double-park and block access through the court. The Board confirmed that double-parked cars, anyone can call it in to have it towed.
- ix. In response to a question of how association members ask questions of the board about trees, the Board responded that they should send an email to the board. If the resident disagrees with the assessment of the tree, they should come to the next meeting.
- x. Web site is published and source of information or residents. Looking at other ways to communicate.
- xi. Email addresses were collected from members

Matt Smith moved to adjourn, Ms. Hart seconded, the Meeting was adjourned.

None.

### **Board Meeting**

1. Ms. Thompson called the meeting to order. 9:00 p.m. The purpose was to elect new officers and declare Sayeed Farooqi's seat vacant.
2. Mr. Sayeed Farooqi's seat was declared vacant by non-attendance. Ms. Hart moved, Mr. Guillen seconded, and vacant seat declared vacant.
3. Mr. Dalmida moved to appoint Mrs. Karen Smith, Andrew seconded. Karen was appointed to vacant seat.
4. Election to positions.
  - a. Ms. Thompson moved Mr. Roche for Treasurer. Ms. Hart seconded and he was elected by unanimous consent.
  - b. Mr. Guillen nominated Ms. Hart for Secretary. Mr. Schmidt seconded, and she was elected by unanimous consent.
  - c. Mr. Roche nominated Mr. Dalmida for Vice President, Mr. Schmidt seconded, and he was elected by unanimous consent.
  - d. Mr. Schmidt nominated Ms. Thompson for President, Mr. Roche seconded, and she was elected by unanimous consent.
1. The next meeting is scheduled for first Thursday in March.

Ms. Hart moved to adjourn, Mr. Schmidt seconded, and by unanimous consent, the meeting was adjourned.