



OLD MILL COMMUNITY COUNCIL, INC. GENERAL BOARD MEETING MINUTES

November 5, 2015

Location: Terra Centre Elem. School, 6000 Burke Centre Pkwy., Burke VA

ATTENDANCE	POSITION	NAME
X	PRESIDENT	Mr. Sajid Farooqi
X	PAST PRESIDNET	Mrs. Celia Farver
	SECRETARY	Mr. Salih Tirpanci
X	TREASURER	Mr. Alvin Dalmida Jr.
X	MEMBER-AT-LARGE/Trash	Mrs. Eileen Longstreet
X	MEMBER-AT-LARGE/Parking	Ms. Michelle Neely
	MEMBER-AT-LARGE/ WEB MASTER	Mr. Jovy Vidanes
Quorum:	Yes. <u>5</u> of 7 Members	

1. The Chair called the meeting to order at 7:40pm.
2. President: a) All BOD members in attendance will approve the last monthly meeting minutes
b) Next BOD meeting to be 12/3/2015 (at Terra Centre if possible) at 6pm if Hillary Collins, Counsel, can attend or 7pm if Collins cannot attend to do Board-training.
c) Committee Assignments finalized. Mr. Alvin Dalmida Jr. will chair Landscaping, Trees and Snow removal; Mrs. Longsteet continues chairing Trash; Ms. Neely will continue chairing Parking; Ms. Cathy Moore (former board member) tentatively volunteered to chair Streets and Sidewalks at the Annual BOD meeting on 10-29-2015;

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Action: The President would be acting in Chair for this committee.

Resolution: Item is open.

3. New Board member, Mr. Dalmida recommended more “business-behavior” to our BOD contracting actions and strategic planning, including improvements to revenue.

4. Elected President, Mr. Sajid Farooqi indicated that he would like the association to establish competitively bid Firm Fixed pricing contracts for tree removals based on specifications which includes height, standing or not, diameter, number of branches, etc.

Action: The BOD would coordinate and assist with statements of work for each committee.

Resolution: Item is open.

5. Lengthy discussion ensued regarding imminent removal of dead/dying trees at corner of Box Oak and Buffy Ct... Vehicles need to be removed from this area not later than a.m. Wed. 11/11 in anticipation of removal of two trees on 11 November, 2015.

Action: At Large BOD member Longstreet indicated she would put up signs, if needed, on Monday 11-9-2015 in the cul de sac of Box Oak in anticipation of the trees removal. Mrs. Longstreet and Mr. Dalmida would coordinate parking and posting of notices.

Resolution: This was later enacted and closed on 11 November, 2015.

6. OLD BUSINESS

Streets and Sidewalks discussion: Three lights are out, including one on the path to the shopping center. Dominion has been contacted and we’re awaiting remedy. Light on pathway may be our own and there our responsibility. Mr. Dalmida suggested solar lights for any future replacement needs. Solar lamp costs versus current costs were discussed.

Action: The BOD would coordinate and assist with statements of work for each committee.

Resolution: None.

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7. Mr. Dalmida suggested that changes to the by-laws should be a goal of this BOD because there is a need to 'tighten up' several areas. He added, ideas about various email systems that would improve security of OMCC emails. Various new names for the OMMC email address and other providers of emails service are being explored.

Action: Item remains open for floor discussion.

Resolution: None.

8. Delinquent Assessment Policy: needs to established and confirmed with Legum and Norman and Rees Broome, to assure timely transfer of owed amounts from Legum and Norman to Rees Broome. Parameters related to total individual amounts, durations of delinquency, and more need to be included.

Action: Item remains open for floor discussion.

Resolution: None.

9. Full-service Management contracting is discussed. Comparison of providers' proposals was developed by former president, Mary Parker, and should be obtained for review. Mr. Dalmida offered that specs should be included in a RFP rather than simply comparing proffered services and prices and he will develop specs for possible RFP issuance.

Action: Item remains open for floor discussion.

Resolution: None.

10. Wells Fargo Bank Accounts: Sajid Farooqi and Alvin Dalmida will be co-signatories. Longstreet will be removed. (This was later enacted on Sat. 11/7/2015)

Resolution: Item is closed.

11. NEW BUSINESS:

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Arch. Committee: A request by a homeowners for approval of roof replacement was approved; another resident's new exhaust vent in kitchen, new siding color, texture and type was approved; Resident requested approval of new on-ground deck: approval not required for ground-level deck but fence must be board-on-board and stained a natural color or remain natural. Fence painting is not allowed.

Resolution: Item(s) were approved.

Delinquent homeowners requests for approval of installment payments: It was decided that further investigation into what the owner is proposing for installments and what the history is of the owners past payments.

12. GENERAL DISCUSSION regarding potential revenue-generation:

- a) End parking privileges in community parking places for delinquent owners
- b) Charge fees to other owners who may want to rent a third parking place

Action: Item remains open for floor discussion.

Resolution: None.

Meeting adjourned 9:25pm.

NEXT MEETING: 12-3-2015 AT TERRA CENTRE ELEM., 6000 BURKE CENTRE PKWY. (Subject to change if Terra Centre isn't available.)

Respectfully submitted,

Draft: Eileen Longstreet, Ad Hoc Sec'y, 11-5-2015

Reviewed & Edited by: Mr. Al Dalmida Jr. 11/20/2015

Approved by: Board of Directors on: January 7, 2016

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