



GENERAL BOARD MEETING MINUTES AGENDA February 4, 2016

Location: Rolling Road Police Station Springfield, Virginia

ATTENDANCE	POSITION	NAME	Term Ends
X	PRESIDENT	Mr. Sajid Farooqi	
X	VICE PRESIDNET	Mrs. Celia Farver	
	SECRETARY	Vacant	
X	TREASURER	Mr. Alvin Dalmida Jr.	
X	MEMBER-AT-LARGE/Trash	Mrs. Eileen Longstreet	
X	MEMBER-AT-LARGE/Parking	Ms. Michelle Neely	
X	MEMBER-AT-LARGE/Parking	Mr. Salih Tirpanci	
X	MEMBER-AT-LARGE/ WEB MASTER	Mr. Jovy Vidanes	
X	Home Owner(s) present	Only 1	
	SOCIAL/CULTURAL & PUBLIC RELATIONS		
Quorum:	Yes. 6 of 7 Members		

Minutes

1. The regular meeting of the Board of Directors (BOD) of the Old Mill Community Council was convened at 7:05PM February 4, 2016 at Fairfax Police Station, 6140 **Rolling Road** Springfield, and Springfield Virginia.
2. **Chair Welcome remarks:** President welcomed members, made opening remarks, and set forth with the agenda as scheduled. The Pres. announced that there would be an HOA development meeting held by Rees Broome on 2/17/2016. Longstreet indicated that she would attend. The Pres. then thanked all Board members who helped out during “snowmageddon” by reporting problems.

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3. **Secretary's Report: The Sec'y** (interim) reported that a notification of a chapter 13 filing by a homeowner has been brought to OMCC's attention. It will be discussed in "closed session" after the "open mtg." ends. This homeowner's status changed from chapter 7 to chapter 13 which gives OMCC some leverage in pursuing overdue assessment payments. The **Sec'y** (interim) states that the Minutes for the first two meetings of the year would be ready for review on 3/3/16. Approval to follow with any corrections included.

4. **Treasurer's Report:** Financial Statement Extracts as of January 3, 2016

	Previous Balance	Current Balance	Variance
Operating Funds: Union Bank	\$100,671.54	\$105,001.79	\$4,330.25
Reserves: Wells Fargo	\$113,392.83	\$115,848.53	\$2,455.70
Streets & Sidewalks:	\$52,890.31	\$57,792.86	\$4,902.55
Total:	\$266,954.68	\$278,643.18	\$11,688.50

Check Disbursements: 1/1/2016-2/3/1016

	\$11,261.38	\$21,961.35	\$10,699.97
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Delinquent Accounts as of:		Previous	Current Balance	Variance
30-Day Delinquent Accounts	140	(\$648.17)	(\$36,201.15)	(\$35,552.98)
31-60-Day Delinquent Accounts	0	(\$523.00)	\$0.00	\$523.00
61-90-Day Delinquent Accounts	0	\$ -	0	
Over 90 Days Delinquent	50	(\$20,083.03)	(\$31,247.06)	(\$11,164.03)
Total:	190	(\$21,254.20)	(\$67,448.21)	(\$46,194.01)

Note1: Delinquent accounts due to late arrival payment booklets.

5. **Treasurer's Report:** (Continued)

Discussion: Treasurer reported that there are 50 accounts that are 90 days overdue possibly due to 75 day delay in L&N's production of the payment booklets, which were received around Jan. 16, 2016. No late charges for Nov. 1, 2015- Feb. 29, 2016 will be imposed on homeowners due to the delay in producing the payment booklets. Two "Cure Notices" were sent to vendors exhibiting poor performance (L&N re: booklets; and Premium Landscaping re: snow).

Ad hoc discussion: A board member reported that Buffie Ct. was not plowed at all until Fri. Jan 29, 2016, days after the initial snowfall.

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Ad hoc discussion -Another board member reported that monies that are to be deposited into the reserve accounts are still not being deposited with monthly regularity, with the example that Nov. and Dec., 2015 deposits were not made during the months of Nov. and Dec. (they were made on Jan. 26, 2016) and that this was a continuing problem with L&N financial management oversight. The Board member pointed out the bank statement from Wells Fargo do not balance with the financials produced by L&N which show contributions which had not been made.

Adhoc discussion- The President proposed that the Past-Treasurer be allowed to conduct a market research study for Partial or Full Service Management and other vendor solutions to the current services. The current Treasurer objected and indicated going out to meet with vendors without requirements would affect any progress being made with L&N under a new BOD. The Treasurer further warned that this proposal is new business and the Past Treasurer/BOD had a tumultuous relationship at best with L&N management and any further engagement with the Treasurer's responsibilities would represent a lack of confidence to improve relationships, processes, and accountability. The President's proposal was further pressed forwarded for consensus and the group discussed a need to further define their requirements for management services and the BOD would establish a Financial Management Statement of Work (SOW) before engaging with any vendor. The Treasurer indicated the BOD would have to expedite establishing and improving internal processes to continue to oversee any management company and contractor services. The discussion escalated and was pushed forward to a vote. Prior to the vote, the Treasurer indicated there are different ways of articulating the reasons for processes to improve management processes for the community. However, if he is not allowed to lead and fix these issues, then, it would be counter-productive and he would have to consider resigning. The Treasurer added, there are several contract agreements that are not favorable to OMCC and it would be beneficial to "cancel or amend a lot of current contracts" due to the inadequacy of the language therein.

Results: The BOD approved (6-1) to enable the Past Treasurer to conduct a market study of the present, potentially new management services, and establish a SOW..

6. **Architecture Report:**

Discussion: Chair posed question regarding how to get volunteers to help with the annual Arch. Review. Another Board member stated he would put something up on the website **soliciting volunteers**. Results: Committee will post solicitation for volunteers.

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7. **Landscape/Common Area Maintenance/Snow Report:**

Discussion: Chair mentioned that snow plows didn't show up on Buffie Ct. and that Premium Landscaping (has the snow contract) should have told us where they were when they didn't perform and should have had a contingency plan. Further discussion was about contract provisions that need to be put in place, and that "lots of calls came in" during snow storm. The Committee intends to have a Request for Proposal (RFP) ready by May 16, 2016 for the Board to review and vote on.

Results: The BOD acknowledged all reports and concerns.

8. **Parking Cmte.** – Chair indicated a homeowner's need for approval for a "Pod" to be placed in front of their house in preparation for moving. BOD approved placement of pod until Feb. 29 2016, due to the bad weather. The Board member also reported that a document is on-file with the Fairfax County police that allows them to come on site to ticket cars with expired tags and inspections. Another Board member identified a car that has been sitting in visitors spot on Cloverdale Court. Ct. for more than two days.
9. **Social Cmte.** – Chair wants to plan 'potluck' in spring.
10. **Standing Rules Cmte.** – Board member encouraged rest of Board to keep this Cmte. in place even though it is not chaired because there are a lot of important rules that should be included, shared, and abided by as it pertains to proper Board decorum and more. This will addressed in the future.
11. **Streets and Sidewalks Cmte.** – Chair stated that some asphalt work needs to be done in spring on Box Oak and Buffie Ct. (Box Oak is the responsibility of FFX county). He suggested that repair/patch work be done that has the potential to last for a few years. He also indicted that some concrete on Buffie Ct. is elevated above grade and needs to be repaired. The cracks on Buffie Ct. at end of the court were caused by melting snow. The Storm drains at Box Oak and Cherry Oak are sinking. (Box Oak drains should be FFX county responsibility). The Chair believes that these drains pose hazards for children in the neighborhood. He also stated that walkways to White Oaks school are okay for now but there are old sign posts in the drain which may cause water to flow over the walkway. He suggested volunteers might be used to remove the posts. He also stated that various 4X4" sign posts are leaning to

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either side and that “Stop” signs are missing at the end of Cherry Oak/Torrence and Teakwood/Torrence. Also, “people have a habit on speeding on Cherry Oak” so speed-limit signs should be posted. The Chair was encouraged to contact FFX County Police and Transportation to see of what help they might be in remedying these problems. He was also encouraged to contact Pat Herrity’s (assemblyman) office. Bid was received to repair two lights that are not standard “Watch lights” but rather outdoor residential-type lights. The estimate was \$1800.from FEM security. It was discussed as “too expensive” a bid by several Board members and the proposal was not voted on.

12. **Trash Cmte.** – Chair reported that there was no report. Chair thanked Website Cmte. Chair for his quick response to her requests to update info on website for owners re: snow removal, Trash pickup delay etc.

13. **Meeting Adjourned** at 8:44pm

14. **Executive Session:**

Discussion: The Chair entered the body into an Executive Session of the board of directors by statute to address issues involving privileged information, delinquent accounts, and legal matters of a private nature. Members not having a right previously exited the executive session.

- **Exec. Session** convened 8:45-9:10pm to discuss issue of change-of-status in type of Bankruptcy a homeowner is now in and how that affects what OMCC can and cannot do relative to pursuing financial remedies. Homeowner filed Chapter 13 May 2013, now changed to Chapter 7 which allows OMCC to determine if/what monies can be pursued.
- [Ad hoc Discussion – A board member stated she has never once received a notice of overdue assessments from L&N despite their responsibility to secure late payments.]
- [Ad hoc- The president stated that he had signed an updated “notice of lien” letter for a property on Meadow Grove.]
- [Ad hoc - There was a protracted discussion about the issue of Legum and Norman not properly depositing funds into OMCC accounts on a monthly basis. It was identified by the Treasurer as a “matter of

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reconciling” the reports. The Board member who raised the issue stated it was not a “matter of reconciliation”; **it is matter of the deposits “not being made”** for more than two months, and that this behavior by L&N has occurred more than once.

There being no further business to conduct, the meeting adjourned at: 9:25PM. The next regular meeting of the BOD will be held on Thursday March 3, 2016 at 7 p.m. at the White Oaks Elementary School, 66130 Shiplett Blvd, Burke, VA 22015.

Respectfully submitted,

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OMCC Treasurer

Drafted by: Mrs. Eileen Longstreet

Edited by: OMCC Treasurer.

Reviewed by: BOD

Approved: March 3, 2016

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