

Minutes
Richland Forest Homeowner Association
2006 Annual Meeting

Eastern Loudoun Regional Library
Wednesday, October 11, 2006
7:30 PM

Establishment of Quorum (minimum 16 members): YES

Approval of 2005 Minutes: The 2005 minutes were not available at the time of the meeting. They were approved pending posting on the web with a 60 day comment period.

President's Report/State of the Association: The president thanked those in attendance and thanked the Board members for a providing for a good year. He noted that the financial situation looks good and that progress has been made in maintaining common areas and in moving toward the developer closeout, though more still needs to be done.

Election of Board of Directors:

Existing Board Members:

Jeff Long (term expires 12/31/2007)
Natalie Rose (term expires 12/31/2007)
Pam Valatka (term expires 12/31/2008)
Shonnie Dennis (term expires 12/31/2008)
Sheila Green-Singleton (term expires 12/31/2008)

Newly Elected Board Members:

Jack Jernigan (term expires 12/31/2009)
Sue Kysela (term expires 12/31/2009)

Budget for 2006: Presented by Koger. The proposed budget was amended as a result of discussions and approved by voice vote.

Committee Reports:

- a. *Communications:* The communications committee led the publication of several newsletters and the enhancement and updating of the web site. The committee also sponsored a neighborhood cleanup day in the spring.
- b. *Landscaping:* A new contract was established with Pine Ridge to do grounds maintenance including mowing, turf maintenance, and snow removal from the common area sidewalks and trails. A number of dead trees were removed during the year. The tot lots were weeded, mulched, and cleaned. Pine Ridge also mulched the flower bed areas and removed weeds as needed. Some fencing was

also repaired. Centex has removed some dead trees and the committee is working with Centex to replace dead trees.

- c. *Developer Closeout*: The committee is working with Centex and has made some progress, but a number of issues remain—including turning over the streets to the county and erecting a neighborhood sign. Improvements to Augusta were made by Centex.
- d. *Traffic and Parking*: The committee is keeping an eye on traffic that is cutting through the neighborhood and is working with county and school officials to address parking issues near Dominion High School.
- e. *Architectural Control*: The committee used previous approvals to guide its decisions this year. If certain types of variances were granted in the past, they were generally granted by the committee. The committee made every attempt not to approve new types of variances this year. The committee and the Board have asked Koger to come up with language to amend the design guidelines that would permit non-wood garage doors consistent with those in place in the neighborhood (and for which variances have been granted) and for decks made of synthetic materials.

Open Forum:

- a. The trash contract with CSI was noted. Discussion included yard waste pickup requirements, which will be noted in an upcoming newsletter.
- b. There was discussion of the need to advance the closeout with Centex.

Adjournment