

Richland Forest Home Owners Association
c/o GHA Community Management
3020 Hamaker Court
Suite 300
Fairfax, Virginia 22031
www.ghacm.com

RFHOA Board of Directors Meeting, Cascades Library, July 16, 2008 came to order at 7:20 pm

Attendees:

Board members: Sheila Singleton, Pam Valatka, Steve Satre, Colleen Long

GHA:

Ernie Lightfoot

Open Forum:

46905/913 Antler Court: mound of dirt 4 ft by 4ft and pointed out to Jennifer Rosa @ GHA; homeowner has been remodeling for 1-1.5 months, frosted windows, propped up screen doors, work equipment stored on property

46900 Animal Hutch located on common ground and minivan car seat in driveway

Recommendation by homeowner to have a distribution list from RFHOA for homeowners to subscribe to from the website.

Homeowner: 21146 Mayapple place – will have AC unit removed by 7/31/08.

Hearings: No homeowners present for hearings. Board will check with Jennifer Rosa to see if there are any revisions/corrections. If no changes, then send letters for violations and fines.

Newsletter entry for satellite dish guidelines – FCC guidelines related satellite dishes must have Southwest exposure.

Review Backwater Drive for review of assessments

Parry Case update: closed case and payment received

Insurance Claim: need status from Jennifer Rosa. Ernie filed phone claim with the insurance company.

Dues Report: delinquent accounts; 3 liens

Committee reports:

- Newsletter – need information
 - Advertising in the newsletter
 - Do not park near stop signs

- Website – update website with email and contact information for GHA Condominiums Association
- Landscaping – picnic tables removed
 - Picnic tables removed
 - New mulch in common areas
 - Connected the fence on Augusta – need to connect w/Centex to discuss the fence and the ownership

Signage – need status on fixing of sign, workmanship is poor and need Centex assistance to resolve

Parking - boat trailer parked in travel area

Architectural –

- Trampoline in view
- Reminders for homeowners to cut lawns

Meeting Minutes:

- Review & meeting minutes for April, May and October 2007
- Will table since the meeting attendees are not present

Management Report:

- Reserve study provided
- Need to review, select and vote

Geico Claim:

- Status –closed; no reimbursement to HOA for damages
- Geico did not have identified individual as a customer

Motion to Accept Resolution – voted and accepted

Review HOA Annual Meeting guidelines

Motion to Adjourn – 8:58 pm