

**Englewood Mews Homeowners Association
Board of Directors Meeting
April 20, 2015**

Attendance:

Eric Freitag
Kaylyn Dueker
Mercedes Rochac-Irwin
Hla Wai (6:20PM)
Noreen Rich

Genel Clark, Sequoia Management Company
Carolyn Smallwood, Sequoia Management Company

Call To Order:

Eric Freitag called the meeting to order at 6:15PM.

Resident Forum:

One resident was present to discuss violations on her properties in the community.

The Board reviewed an email from a tenant requesting reimbursement for towing.

(M) Management to follow up with Battlefield about towing as appropriate.

Executive Session:

Mercedes Rochac-Irwin motioned to move into Executive Session at 6:16PM. Kaylyn Dueker seconded the motion. All were in favor

Eric Freitag motioned to reconvene in open session Executive Session at 7:12PM. Noreen Rich seconded the motion. All were in favor.

Kaylyn Dueker motioned to approve all decisions made in Executive Session. Mercedes Rochac-Irwin seconded the motion. All were in favor.

Account #413802 – Closed/no action.

Account #75553 – \$10/day.

Account #513914 – Extension June 15, 2015.

Account #75555 – Extension June 15, 2015.

Account #65638 – Extension March 31, 2015.

(M) Management to send notice to account #313800 about Board's decision.

Approval of Minutes:

The Board reviewed the March 16, 2015 meeting minutes.

Kaylyn Dueker motioned to approve the March 16, 2015 meeting minutes as amended. Mercedes Rochac-Irwin seconded. All were in favor.

Committee Reports:

Website Updates:

The Board discussed website updates.

(M) Management to add new meeting dates to website.

(M) Management to send email to Paulette Heiderman requesting dates for Walney pool meetings.

Mercedes Rochac-Irwin, Noreen Rich, and Kaylyn Dueker volunteered to represent the community at the Walney Mills pool committee meetings.

Architectural Applications:

The Board reviewed an architectural application for account #95639.

Eric Freitag motioned to approve the application for account #65636 with the stipulation that the gate is no more than 3 feet wide. Kaylyn Dueker seconded. All were in favor.

Management Report:

The Board reviewed the financial report for the month of March 2015.

The Board reviewed the resale report, noting one new sale.

Unfinished Business:

The Board discussed recent updates regarding NASTOS and the large monument sign.

Kaylyn Deuker motioned to have legal send a final notice to NASTOS, if no response, move forward with legal action. Mercedes Rochac-Irwin seconded the motion. All were in favor.

(M) Management to have legal send a revised letter to NASTOS advising of legal action.

The Board discussed a proposal for light pole repair.

(M) Management to obtain bid from DACO for replacement light lenses, and securing/welding the other light poles.

(M) Management to obtain one other bid for light poll repair.

The Board discussed the Sherwin Williams flyer for the community.

(B) Board to review and provide feedback to management via email.

New Business:

The Board discussed the proposals for concrete work throughout the community.

Discussion tabled until May meeting.

(B) Board to review bids and provide management with a decision at the May meeting.

(M) Management to see if Fairfax County will repair concrete on Pickwick Road.

The Board discussed Premier proposals for common area maintenance.

(M) Management to ask Premier if they will combine both bids for common area maintenance for an amount not to exceed \$500.

The Board discussed the current violation letter format.

(M) Management to amend notices as appropriate.

The Board discussed no solicitation signs for the community.

Discussion tables until 2016.

The Board discussed an insurance proposal for additional coverage.

No action at this time

The Board discussed a legal representation proposal for work on Rt. 66.

No action at this time.

The Board reviewed the operational calendar.

(M) Management to contact Premier about re-securing mesh over seed and straw by tennis courts.

Adjournment:

Noreen Rich made a motion to adjourn the meeting at 8:37PM. Mercedes Rochac-Irwin seconded the motion. All were in favor.