

**Englewood Mews Homeowners Association
Board of Directors Meeting
June 29, 2015**

Attendance:

Hla Wei
Noreen Rich
Mercedes Rochac-Irwin

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

Absent:

Eric Freitag
Kaylyn Dueker

Call To Order:

Mercedes Rochac-Irwin called the meeting to order at 6:33PM.

Resident Forum:

One resident was present to discuss violations on their property in the community.

(M) Management to re-inspect completed violations, and give an extension until August 15, 2015 to finish incomplete violations.

One resident was present to discuss violation on their property.

(M) Management to email homeowner color chart and give an extension until July 31, 2015.

Another resident was present to discuss concerns with neighboring houses and violations on their own property.

(M) Management to look into and follow up with neighboring homes as appropriate.

Approval of Minutes:

The Board reviewed the May 16, 2015 meeting minutes.

Noreen Rich motioned to approve the May 16, 2015 meeting minutes. Mercedes Rochac-Irwin seconded. All were in favor.

Delegate David Bulova was present to discuss changes made to HOA legislation and the work being done on I-66.

Andrew Jenkins from Visual Edge was present to discuss curb line seeding.

(M) Management to send notification to the community about curb line seeding beginning in September.

Committee Reports:

Website Updates:

The Board discussed website updates.

(M) Management to update website with information on painting of parking numbers, and update color list for the properties, meeting agendas, and volunteers to manage website and coordinate social events.

Architectural Applications:

The Board reviewed an architectural application for account #95649.

Noreen Rich motioned to approve the application for account #95649. Mercedes Rochac-Irwin seconded. All were in favor.

The Board reviewed another architectural application for account #95649.

Noreen Rich motioned to disapprove the application for account #95649. Mercedes Rochac-Irwin seconded. All were in favor.

The Board reviewed an architectural application for account #105507.

Noreen Rich motioned to approve account #105507 application. Mercedes Rochac-Irwin seconded. All were in favor.

The Board reviewed an architectural application for account #65622.

Noreen Rich motioned to disapprove account #65622 application. Mercedes Rochac-Irwin seconded. All were in favor.

The Board reviewed an architectural application for account #513920.

Noreen Rich motioned to approve account #513920 application. Mercedes Rochac-Irwin seconded. All were in favor.

Management Report:

The Board reviewed the management report.

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

The Board reviewed the resale report, noting two (2) new sales.

Unfinished Business:

The Board reviewed the letter sent to NASTOS by legal.

Management updated the Board on the current declaration amendment for parking, there are currently no new signed amendments from homeowners.

The Board discussed a proposal for a new lamp post.

Mercedes Rochac-Irwin motioned to approve the DACO proposal in the amount of \$2250.00. Noreen Rich seconded. All were in favor.

The Board reviewed concrete replacement.

(M) Management to schedule walk through with Dominion to check concrete.

New Business:

The Board discussed proposals for common area maintenance.

Noreen Rich motioned to approve the Premier proposal in the amount of \$6415.00. Mercedes Rochac-Irwin seconded. All were in favor.

The Board reviewed the audit questionnaire.

The Board discussed a VDOT notification about the work being done on I-66.

Management informed the Board of a Sequoia maintenance fee increase.

The Board reviewed a memo from Republic Services about Fairfax County Disposal increases.

The Board reviewed a newsletter from Chadwick Washington about updates in legislation.

The Board reviewed the operational calendar.

Management updated the Board on the tennis courts which should be completed by June 30, 2015.

The Board discussed some safety concerns they had with the Walney pool.

(M) Management to forward Fairfax County contact information to the Board.

Executive Session

Mercedes Rochac-Irwin made a motion to move into executive session at 9:10PM. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to reconvene in open session at 9:46PM. Hla Wei seconded. All were in favor.

Noreen Rich made a motion to approve all decisions as discussed and made in executive session as noted below. Mercedes Rochac-Irwin seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to give account #313800 a 60 day extension to make repairs and submit an application to the Board for review. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to close the violation on account #213907. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to close the violation on account #213915. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to close the violation on account #513906. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to close the violation on account #513904. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to fine account #95625 \$10 a day for up to 90 days or until the violation is complete. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to fine account #105507 \$10 a day for up to 90 days or until the violation is complete. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to grant a variance to account#95611 with stipulations. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to grandfather account #313816 request. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to give account #213907 a 90 day extension. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion not to reimburse account #95601 for towing expenses. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion not to reimburse account #313806 for towing expenses. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to reimburse all but 10% of violations fees on account #113820. Noreen Rich seconded. All were in favor.

Mercedes Rochac-Irwin made a motion to reimburse all but 10% of violations fees on account #513916. Noreen Rich seconded. All were in favor.

Adjournment:

Mercedes Rochac-Irwin made a motion to adjourn the meeting at 9:46PM. Hla Wei seconded the motion. All were in favor.