

Quarterly Barristers Keepe HOA Meeting Minutes

November 12, 2014 7:00pm

Woodson High School (Room D-116) 9525 Main Street Fairfax, VA 22031

I. Meeting Call to Order: The meeting was called to order at 7:05 by President Tom Burrell. Board members present: Tom Burrell, Grant Barmby, Brian Knapp, Nancy Webster. Mike Sebastyn was absent.

II. Approval of minutes from September 2014 meeting: Because the September meeting was our 2014 Annual Meeting, approval of the minutes is deferred to September 2015 and the Annual meeting.

III. Guest speaker – Mr. Andrew Wilson, Fairfax City Assistant Fire Chief. He addressed the group about two items:

a) Fire at 3450 Barristers Keepe Circle this summer and what was learned

Residents had previously raised the issue of vinyl vs aluminum siding in providing fire retardant qualities. There is no significant difference between the two, according to Chief Wilson. A Hardy plank-like product is considered the best option if siding must be replaced but is considerably more expensive. Chief Wilson encouraged our HOA to modify our guideline standards to allow for installation of Hardy Plank.

Fire/rescue responders all have the code to enter Barristers Keepe, although some valuable time was lost due to problems gaining access to the development during the fire. There was also a problem since then with emergency medical responders being able to enter. Chief Wilson will look into the issue since it was the same team that responded both times.

b) Water Pressure Issues

Several residents have had significant problems with water pressure recently. One home had a broken pipe in their in-ground sprinkler systems resulting in significant damage. Fairfax Water, the new water utility in the area, is working to standardize pressure. Information will be provided when it is available about the normal range of water pressure.

Fire Sprinkler systems, designed to be fire suppression systems, were installed in some of the neighborhood homes at the time they were built, but some

homes do not have them. They have separate readings than the general water pressure indicators. Residents are requested to check the pressure valve in their basements.

IV. Old Business: There was no old business

V. New Business

a) Approval of Snow Removal Contract

The contract with CLS was approved with a few minor changes. It is in effect until 2018 and is now tied into the Grounds Contract. Their rates have increased. The clause requiring them to treat the roads each time was changed and we will let them know when we want it done. The contract was approved by a unanimous vote

b) Approval of 2015 Budget (see motions below)

Discussion centered around an increase in our insurance with State Farm for the coming year. The treasurer reported that it is primarily due to the issues we have had with damage to the entrance to Barristers Keepe from several incidents in 2014, continuing issues with the gate, and the need for a Fidelity Bond to protect us from lawsuits. The 2015 budget was approved and passed. Copies of the budget will be sent to all owners with their first quarter billing notices.

Motions required in conjunction with approval of the 2015 Budget: All motions were approved unanimously with Mike Sebastyn absent from the meeting

(1) **Motion** - Approve a maximum annual assessment of 10% over and above the regular HOA dues (consistent with BKHOA governing documentation).

(2) **Motion** –Defer the 10% Annual Maximum Authorized Assessment; and allow its enactment to be subject to Board discretion.

(3) **Motion** – Approve BKHOA’s tax filing method will be the “exempt method”

(4) **Motion** - Identify excess revenue funds for FY-14 from the 2014 Operating Budget as retained earnings, which are eligible for transfer into the BKHOA managed Reserve Accounts.

(5) **Motion** - Approve the FY2015 BK HOA Budget as submitted.

VI. Reports of Committees

a) Covenants: The annual walk around was conducted in September. Many previous issues noted on previous reports have been corrected. Owners will be notified soon of current findings. 4 Architectural Change proposals have been submitted.

b) Communications: Nothing to report

c) Finance: Already noted under 2015 Budget approval

d) Grounds Committee: Report was submitted in the current community newsletter. There was discussion about whether trees could be trimmed twice a year rather than only once. The Grounds chairman will look into this and report to the Board. If homeowners want their non-proffered trees trimmed they will notify the Grounds chairman and it will be done at the same time. There will be an additional charge from CLS for this service

e) Social: Oktoberfest was a great success. The Christmas party will be December 7 at the Burrell's. Residents are reminded to bring an unwrapped toy for Toys for Tots

VII. The meeting was adjourned at 8:10