

**Alden Glen Homeowners Association
The Board of Directors Meeting
February 14th, 2017, 7:30 PM
Wegmans Cafe 2nd Floor**

Minutes

Attendees: Andrew Dudik, Dorothy Ogilvy-Lee, David Magnet, Marush McDowell, Josh Young (SFMC), Brian Pendleton (excused), Mark Fox (excused).

Guests: Homeowners Ms. Karin, and Mr. Brioso

- I. **Call to order:** 7:34 PM
- II. **Approve of the October minutes:** Marush made motion to approve minutes from October 2016 meeting. Dorothy seconded. The minutes were approved.
- III. **Homeowners Forum:** Ms. Karin about the recent incident in the neighborhood. The board is aware of the incidents. Josh will contact attorney for more information about next possible steps. The Shenandoah landscaping company will be contacted to remind them about the trimming works in the particular end of the Alden Glen neighborhood.
- IV. **Financial Report:** Josh informed the board that as of December 31, 2016 the budget is balanced and the community finances are in good standing.
- V. **Committees' report:** No new reports or issues.
- VI. **Old business:** Order of "No dogs" signs is being processed.
- VII. **New business:** - The board discusses the Draft Budget for 2017-18. Dorothy made a motion to approve 2017-18 budget keeping the monthly assessments at the same level, but allowing possible 10% increase during the year if needed. Andrew seconded. The Budget for 2017-18 was approved unanimously. - The 2016 Draft Audit was discussed. The AG HOA budget is in good standing and have a healthy range of assessments. David made motion to approve the 2016 Audit, Dorothy seconded. The 2016 Audit was approved. - Trash cans are an ongoing problem in the community. A warning will be send to all homeowners and renters to remind them about removing trash cans after collection. The board reserves the right to remove any empty trash cans left on common areas 24 hours after the collection - at the owner's expense. - A spread of Bermudagrass was reported in our neighborhood. Josh will ask Shenandoah about suggestions how to remove the grass and for an estimate how much it will cost to remove the Bermudagrass on the common areas. Also he will ask to provide estimate how much will cost similar service for private areas. - 2017-18 Planning Calendar was discussed. The board paid special attention to the planned asphalt restoration in 2020. - Josh suggested to add ARC inspections to the monthly ground inspections for added payment \$100 per month. This service will be in power 9 months in the year during the repair friendly season. The board will need to update the approved house colors list. The board asked for a meeting with the contractor to discuss more details. Andrew made motion to increase monthly fee \$1,730 for the inspections by \$100 per month of ARC inspections included. David seconded. The new fee was approved.

- VIII. **Executive session** entered at 8:17 PM. Executive session was exited at 8:25 PM.
- IX. Marush made motion to adjourn at 8:30 pm. Andrew seconded. The meeting was dismissed.