

**Mirror Ridge Homeowners Association
Annual Meeting
April 17, 2008**

Location: Dominion High School

Board Members Present: Irv Chilcoat, President
Leonard Weiser, Treasurer
Lauren Eckert, Secretary
Victoria Hirneisen, Member-at-Large

Management Company: TWC Management Company, Teresa Whitmore

Homeowners Present: A quorum of homeowners was present in person and by proxy.

Meeting called to order by Irv Chilcoat, President, at 7:05 P.M.

Introductions – The board members, management company,

Minutes from the Previous Meeting:

Minutes from the Annual Meeting, April 19, 2007, meeting were read and accepted by the homeowners.

Board Report:

Irv Chilcoat, President – Thanks to committee members. The street signs have been replaced by working with the County of Loudoun. The Group Home is occupied and the fence line is a work in progress. The daycare center is under construction and is slated to open in September 2008. The corner lot at Potomac View and Cottage Road will be a bank. The goal for next year is just to maintain the work of the board.

Financial Report:

Len Weiser, Treasurer:

Balance Sheet and year end results.

As of December 31, 2007, the Association had \$372,788 in assets and \$372,788 in Liabilities and Members Equity. Included in that amount is Unassigned Members Equity of \$35,378.

This compares with December 31, 2006 as follows: Assets of \$295,637 and Liabilities and Members Equity of \$295,637.

Our Association completed past year (2007) with \$203,447 in revenues and \$197,238 in expenses, or an excess of revenues over expenses of \$6,209.

Previously, for the year 2006, the Association also realized an excess of revenues over expenses of \$11,560.

Major reasons for the surpluses to operating budgets:

- Savings in projected snow removal costs and
- Excellent fiscal responsibility and cost control by the Board.

Reserves:

As of December 31, 2007, Repair and Replacements reserves, combined with Members Equity are at \$335,589. December 31, 2006 Repair and Replacements reserves, combined with Members Equity are at \$273,106.

Repair and replacement reserves may be inadequate to pay for anticipated repairs to our streets, parking lots, sidewalks and driveways.

Main reason for this possibility is the staggering increase in cost of asphalt (oil based product affected by oil prices) and concrete (affected by world demand). The Board is carefully evaluating the status of reserves, needs of the community and may have to consider a special assessment to the homeowners. The Association has contracted with an Engineering firm to provide a study dealing with actual conditions of the asphalt in our community and to suggest a repair/replacement plan.

In treasurer's opinion, there will not be a special assessment in 2008, but there is a moderately high likelihood of a special assessment in 2009 or 2010. The assessment, again an opinion, may be between \$500 and \$1,000 for each homeowner.

Following completion of the study of the condition of our common areas, the Board will be in a better position to inform the homeowners on the status of our reserves and anticipated repairs.

Delinquencies:

The association tracks delinquent accounts based on how long they are in arrears.

Durations include delinquencies 1 – 30 days, 31 – 60 days, 61 – 90 days and over 90 days.

As of End of March, 2008, the Association has delinquencies 31 days to over 90 days totaled approximately \$12,000. This represents a total of 19 homeowners with past due balances ranging from \$140 to \$3,122. Nineteen homeowners represent approximately 6% of the community.

Number of them are in foreclosure and the Association will not be able to collect the funds.

The Board is aggressively pursuing the delinquent homeowners. Those that do not pay, necessitate the rest of us to pay more through our assessment.

Blocking of parking spaces and substantial late fees allow the Board to maximize the collections.

While the Board is very concerned with the \$12,000 in delinquencies at this time, our Management Company informs us that comparing to other Associations; we at Mirror Ridge are doing very well.

Disclaimer:

All the information in Treasure's report was obtained from the TWC Management Company financial reports and Draft Audit, dated April 10, 2008 and prepared by Daly, Hamad and Associates. The treasurer, and/or the Board, does not verify or independently confirm the accuracy of received information.

Managing Agent Report

Teresa Whitmore: There is a bad financial situation around this region. A lot of TWC's properties have a high number of delinquencies. The Mirror Ridge Board has done a great job pursuing any monies owed and is not in bad shape compared to other neighborhoods. TWC has enjoyed working with the Board and the homeowners; they are available by phone or contact with any concerns. The Spring inspections have already been done and letters will be sent home soon.

Committee Reports:

Landscaping, Dayle West – In 2007 the landscape committee spent \$1,065, far short of the budget. This was due primarily to the drought conditions and the only annuals planted were at the entrance sign. In 2008 so far no money has been spent. Projects for this year include plantings behind the Group Home, screening plants between our homes and the Chase View development, and may include selective plants/trees/shrubs around the community. Volunteers to help with landscaping are always welcome. If you would like to plant in the common areas of Mirror Ridge, please get approval from the Landscaping Committee prior to doing so.

ARC, Jaime Eckert – Majority of requests last year were for decks, windows, shutters, and French doors. No requests so far for 2008.

Election of members of the Board of Directors:

Two positions are available for the board this year. Irv Chilcoat and Len Weiser are both running to continue their positions on the board. They both introduced themselves and expressed why they would like to stay on the board.

Since no one else would like to run, the homeowners made a motion, seconded, and voted Irv Chilcoat and Len Weiser by acclamation.

Discussion/New Business:

Frank Perrini - A house on TwinRidge Square was robbed of tools from a garage. The tools were placed on another neighbors property.

Dick Hart – Question on website (Answer: we hope to revamp it within the next few months. Any suggestions for improvement should be directed to the MR HOA Secretary, Member-At-Large, or TWC).

Alice Daughtry – Bottles and beer cans are littering the playground behind View Glass Terrace.

Yoo-Jung Kong - Tot lots need attention and more mulch chips should be added. There is also a problem with dog waste around the tot lots. The recycling service does not recycle cardboard; why not? (Answer: it's not a Loudoun County regulation to recycle cardboard)

Irv Chilcoat – Petitions are available to sign for better mail service in our community. There is also a petition to get Mirror Ridge Place and Mirror Ridge Court paved by the county. The Spring Clean-up is May 10th.

Frank Perrini suggested that in the next newsletter we include an article about what to do with the mis-delivered mail.

Anne Wehar – Does the new daycare center plan on putting in planting once they finish construction and when do they expect to open? (Answer: Yes, plantings have been discussed. The daycare center is expected to open in September)

Irv Chilcoat – The day care will be tying into an electrical box located on our property. The electrical work will be done for the bank at the same time. They should just have to tie into new circuits and should not cause disruption to our neighborhood.

Tim Einstein – Cables and other utility lines had been constantly cut during the construction of the Group Home. Verizon has since buried lines and said it might be proactive to point those lines out to the electrical company so the same thing does not happen again.

Frank Perrini – When the lines are cut the first place to call is the State Corporation Commission; the companies who cut the lines can be fined.

Meeting adjourned at 7:51 P.M.

Respectfully submitted:

Lauren Eckert, Secretary