

**Mirror Ridge Homeowners Association
Board of Directors Meeting
February 7, 2008**

Location: Dominion High School

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

Management Company: TWC Management Company, Teresa Whitmore

Homeowners Present: Dayle West, Sharon Montgomery, Jaime Eckert, Brad Hirneisen

Meeting called to order by Irv Chilcoat, President, at 6:32 P.M.

Minutes from the Previous Meeting:

Minutes from the December 13, 2007 meeting were read and accepted by the HOA board.

Discussion:

No homeowners wished to speak.

Financial Report:

Len Weiser: Treasurer. Delinquencies aging summary is the worst it has been in a long time. Currently there are 25% of homeowners delinquent, based on the number of houses that have parking blocked.

Teresa Whitmore: We have too much money in our PMC bank account; Teresa recommends we move some. According to current records there are 5 properties bank owned, but houses are going to pre-foreclosure, then foreclosure, the bank holds the deed and doesn't file it for several months, so sometimes we don't know about the foreclosure for several months. She's noticed it's a problem across all of the properties she represents, it is not specific to Mirror Ridge.

Committee Reports:

Landscaping, Dayle West –

There is a contract to remove the dead cedars that are along Potomac View. Cedar Run have not done it yet because they are going to mulch the trees rather than taking them away and need to wait until the ground freezes again so the trucks do not destroy anything.

Surry has a problem with dog waste being dumped along the tree line. There is a very large pile that is accumulating there.

Dormant oil needs to be added to some trees to prevent and treat pests.

ARC, Jaime Eckert – No requests received.

Unfinished Business:

Len proposed to revoke 3 motions made on May 11, 2006. The motions are: *Replacement and Repair Reserve Fund Management*, dated 4/2/06; *Reserve Fund Investment Policy*, dated 4/2/06; and *Reserve Fund Plan Implementation*, adopted on 5/11/06. The board voted to revoke the motions and in lieu of this the board will following the Virginia Homeowners Property Act with regards to the reserve fund and reserve studies.

Len proposed a motion to adjust the Delinquency Procedures in view of difficulties associated with hand delivery of notices to the homeowner and/or tenants, the adjustment to the delinquency policy allows Management Company to mail notices by registered or certified letter (with returned receipt requested). In addition, minor grammatical adjustments were made and typo errors were corrected. The board voted to accept the motion.

Irv – All the street signs have been replaced by the county or the homeowners association. During the summer the male members of the board will be removing the old wooden posts and moving the stop signs to the metal posts.

Irv – The construction of the fence at the group home has begun. Once the fence is completed the landscaping will begin.

Len – Reminded Teresa to get bids on replacing the asphalt so we can get an estimate as to how much it will cost.

Irv – Brothers Paving and Concrete Company estimated that it would cost \$3,999 to replace the concrete on driveways from the edge of the street to the edge of the sidewalk. If you have been paying an estimated \$20 a month more for a townhouse with a driveway as the original owner (22 years), you would have paid \$1760 by now.

Irv – The Child Care Center will be removing 40 feet of tree line that is adjacent to Mirror Ridge property. Once construction is complete and their fence has gone up, they will be replacing the trees. The only time the construction company will need to come onto our property is to tie into a power box on our property. Their lighting will be on short poles and only aimed downwards at their property. The center is projected to be open for business in September 2008. *Child Care America* is the company that has leased the center.

New Business:

Irv – The annual meeting will be on April 17th. The board will have petitions there for complaints on mail service and try to get Mirror Ridge Place and Mirror Ridge Court paved by the county.

Irv – Annual Inspections will be taking place in the March/April time frame. Victoria will organize the Spring Clean-up. Parking tags are going to be replaced with a new color.

Teresa – Daly, Hamad & Associates submitted a proposal to continue their services to audit the balance sheet for 2007. The board voted to accept the proposal.

Neighborhood Watch witnessed an incident in the Summer of 2007. A committee member has been summoned to court to assist in the prosecution

Meeting adjourned at 7:38 P.M.

Respectfully submitted:

Lauren Eckert, Secretary