

**Armfield Homeowners Association
Board of Directors Meeting
Minutes of August 28, 2014 Board Meeting**

Present: Robert Shear, Ken Liu, Susan Hanson, Galileo Lopez
Management: Dan Gordon

Administrative:

1. The meeting was called to order at 7:04 pm
2. The meeting went into closed session at 7:05 pm
3. The meeting resumed regular session at 7:45pm
4. The next meeting will be held on October 2nd 2014, at 7pm

Resident Input:

Mr. Fentem came to discuss trees in his backyard that were in danger of falling.

Report of Committees:

Communication – Newsletter articles are due soon

ARB – Discussed procedure on how to handle changes to homes that homeowners did without an ARB application, but would have been approved by the ARB.

Social – Halloween event is planned again this year. Date to be set shortly.

Management Agent Report:

1. Management provided an updated maintenance list

New Business:

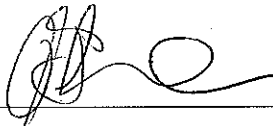
1. Minutes from the July 24th 2014 meeting approved
2. Motion to spend up to \$6,000 with Webb Signs for replacement signboard at Springhaven entrance – Approved
3. Tabled discussion on repairs to volley ball courts until October 2014.
4. Motion to approve \$1985 for tree and removal with Valley Crest at Lees Corner – Approved.
5. Motion to approve \$5395 for tree and removal with Valley Crest at Beech Down/Lees Corner – Approved.

6. Motion to approve \$2455 for tree and removal with Valley Crest at Brockmeyer – Approved.
7. Motion to approve \$477 for brush removal with Valley Crest near power lines– Approved.
8. Motion to approve additional \$571.19 with All Rec for soccer goals – Approved
9. Motion to approve \$1280 with Dolan Contracting to power wash and stain bridge near Centreville Road - Approved
10. NEPP grant approved for \$5,000
11. For address 3840 Beech Down Drive, the board has decided to assess a charge of \$10 per day for 90 days starting on 10/15/14 unless landscaping is brought into compliance.

Financial Matters:

1. Management presented financial reports for the period ending July 31, 2014. There was \$170,445.39 in the operating account, \$75,000 in the money market account and \$87,499 certificates of deposit. Reserve account balance is \$199,919.17. Account receivables are \$7,952.17

Minutes Approved: _____



Date: _____

10/2/14