

Courtland Square Homeowners Association

Date: 2/15/2011

Time: 7:00PM

Location: Home of Charles and Carolyn Miller
534 Gentlewood Square

Board Members Present	Scott Bolen, Suzanne Larry, Charles Miller, Zoe Sowers, Shane Walker
Minutes Taker	Zoe Sowers
Homeowner Attendees:	Christa Walker, Carolyn Miller, Larry Zok

Agenda Items

Topic	Who Submitted	Discussion points	Vote
<p>HOA Regulation. A request was made for the following rule to be added.</p> <p>Drapes and Shades: All drapes and shades must be lined in white or beige to present a uniform exterior appearance. An exception to this rule would be in the case of the installation of natural wood colored shutters. Other questions concerning windows coverings must be reviewed and approved by the architectural committee.</p>	Scott Bolan	<p>Much discussion was invested on this issue. In the end, however, the board was at a standstill as the vote was split. (2-2-1) Those opposed had concerns about permitting decorating regulations on the "inside" of their homes. There was also a concern of putting such a rule in place eight years after folks have moved in. Those in favor suggested that draperies are seen from the outside and therefore should be regulated, and that many HOA's do have such a rule. If homeowners have concerns or input about this rule please advise the board. We can look at this one again.</p>	2-2-1
<p>HOA Regulation. A request was made for the following rule to be added.</p> <p>Banners and Flags: Residents are permitted to fly only an official United States of America or State of Virginia flag from a free standing flag pole considering proper flag discipline. All other banners, flags and the like hung from poles attached to individual homes must be tasteful in appearance and approved in advance by the architectural review committee.</p>	Scott Bolan	<p>The following rule (underlined section) was adopted and will become #10 of the Community Guidelines. <u>Temporary flag pole staffs which do not exceed six (6) feet in length and are attached to the front wall or column of the dwelling do not require prior ACC approval. For US and State Flags proper flag discipline/etiquette must be observed. All other flag poles require prior ACC approval.</u></p> <p>Refer to Standard of Respects @ http://www.usflag.org/flagetiquette.html</p>	5-0-0
2011 Budget.	Charles Miller	<p>The 2011 budget was passed unanimously. Examining the budget will make you aware that although we are doing okay, we'll be cutting it close, and may not be able to do all the scheduled maintenance. Snow removal, although not what it was last year is still a sizable expenditure and is always an unknown. The top coat on Gentlewood Sq has been put off as long as possible. We need to move ahead on that one. Shane has gotten three Sealcoat/crack</p>	5-0-0

		filling/re-striping estimates. They range from 7600 to 16,600. Some cost comparison work still needs to be done before we sign a contract and pay a deposit for work that will be done in the summer. I'm sure you'll hear more about this when it's time to move your car. The board will look into some temporary offsite parking ideas to be utilized while the repair work is done..	
An update on where we stand on the electrical problems with the exterior lighting. Do we have estimates?	Shane Walker	The electrical issues remain a work in progress. Changing out all the lights is very cost prohibitive and may not actually resolve possible underlying issues (ex: shorting wires underground). Solar lighting is being explored but has numerous shortcomings. (ex: lights may not get enough sunlight to then stay lit through the dark hours) We are also waiting on proposals from three or four contractors. So, "we are working on it" could sum it up.	
Any comments from homeowners on Rules and Regs numbers 1 through 9? If not, the board will vote to make this part law rules and regs and all other rules and regs from other board members be obsolete and void.	Scott Bolan	Comments received from homeowners were sparse but helpful. Those comments were incorporated into the document. Wording in places has been changed extensively but essentially the rule remains the same. Rule # 10 about flag poles was also added. The "Community Guidelines" with the changes noted above was adopted unanimously.	5-0-0

<p>If rules 1- 9 do pass, how does this board move forward with policing these rules? Remember, the previous boards have not been doing anything with rules and regs and this board needs to be ready for an influx of complaints when we open this up to the homeowners. This board must have the courage and fortitude to stand by not only the HOA declaration rules but also the rules and regs that we just adopted. With this said:</p> <p>How does a homeowner notify the board of a problem (I know there is form out there already, does someone have a copy of the document)</p> <p>How long does the board have to react to the complaint?</p> <p>Who on the board wants to handle the complaint and does the due diligence, recommends to the board his/her thoughts, is it an ACC problem, what if board member that does due diligence finds another issue where homeowner is not in compliance?</p> <p>How do we notify the homeowner?</p> <p>How long do we give the homeowner to correct the issue?</p> <p>Homeowner who is not complying should have means of giving his/her reasons for not complying (his/her day in court).</p> <p>What fines are levied and how much if the homeowner still does not comply, what other recourses do we have to have homeowner comply.</p>	<p>Scott Bolan</p>	<p>This section on the agenda was tabled until the next meeting. A meeting date was not set. The board was charged with looking over the "Courtland Square HOA Complaint Form" before the next meeting.</p>	
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