

Meeting start time: 7:33 pm

Quorum met: Board Attendees: J. Schoolcraft, B. Bell, A. DeSantis, M. Blas, C. Sharp, C. Fillenger; GHA Management Rep, Brian Heisler

Pool update:

Andro, GHA services

Andro brought samples for board evaluation as well as revised floor plans. Within the next 48 hours they expect to have the foundation plans and ready to submit. If we have the pool house plat plan for submission, the property survey. Otherwise permit expediter should be able to get it from the county office. No delay is expected on the project.

Once the drawing and plat plan in place they will submit for permits for the county.

Board members voiced concerns that GHA Services waited until the monthly meeting to surface the need for the plat. The board stated that this could have been addressed before the meeting and could have been brought to the attention of the Pool Project Board Representative, Brent Bell. The emphasized that due to the delay in the start of the project, that GHA Services needed to be more proactive in communication with the Board for what they needed to move forward during the project.

Floor plans changed from original drawing, eliminated interior bathrooms to use locker room bathrooms. Re-arranged the meeting room and kitchen space to make a larger meeting room.

Board reminded GHA services to assume that we don't have anything, in order prevent continued delays. Expect that there will be process improvement so that at the monthly meetings it is a status update and not request for information. Board President asked for a schedule that would lay out the each step and key aspects of the project (dates not yet required); but once permits are completed and more information available, the dates could be included in the schedule.

Current notional schedule includes:

2 weeks for the ADA permit.

County has 45-60 days to review.

Estimated start is Nov. 15, 2015 Estimate finish March 31, 2015.

PW County responsiveness depends on the number of permits, and construction projects going on.

We expect more proactive actions from GHA services. We expect GHA services to present us with information when it's first available. We expect to have decision dates for paint, cabinets, hardware etc at the update meetings.

Brought samples for board evaluation.

Cabinets have a 4 week lead time to order; expectation is that these would be ordered earlier in the new year.

Motion to approve August 25 minutes 1Jeff 2 Brent-APPROVED

President Report:

- Resident concern about the Basketball Court posted on the website and on Facebook page; direct response via email provided as well.
- Residents are encouraged to discuss neighborly issues between themselves.
- HOA Signage moved by Palmer. Need to move it back where they found it.
- No more signage in front of TOF neighborhood sign.
- Keep Prince William Beautiful sign will be investigated about placement. Intent is not to remove the sign, but to ensure that request and notification provided before signs are put up.
- As this is an election year, reminder on residents to follow the TOF HOA Homeowners signage guidelines for political signs.

Treasurers Report:

- Draft audit should be provided within the next couple of days
- Taxes signed and sent
- Met with Brian last week and mapped out the transition from Sam to Brian. Anything financial want to see it. Wants to make sure that all the financial pieces have been looked at.
- Keeping in mind that the baby pool pump will replaced next season and will come out of replacement reserves.
- Looking at the budget we need to make sure that we justify the increase to HOA fees and looking at putting more in reserves this year
- Looking to assess the legal fees for payment plans in order to re-asses fees charge on delinquent accounts

Pool:

- Received a proposal from American Pools to lock in rates for the 2015-2016 labor rates. We can cancel the contract within 30 days at anytime. Assuming that we're satisfied with American Pools service, we lock in the labor rates.
- Meeting with Antonio for end of season
- No electronic devices when they're on the deck
- Equipment has been moved on of the back corners of the pool deck and will cover the furniture with a tarp.
- Inside of the pool house has been cleaned out and pump room will store umbrellas, microwave and fridge.

Grounds:

- Finalized the signs
- Talked to the handy man about
 - decals for 'no hand billing' correction to existing signs
 - installation of trashcan
 - game cameras to monitor wild-life on the fringe areas of the community.

Social committee:

- Information is in the newsletter
- Planning for the 18th is good to go at the pool parking lot

Communication

- Removed Sam from the HOA Board Distribution email list

ARC

- Most efficient way is for Michelle to send AI info to his e-mail

Management report

- Draft 2015 budget made a few tweaks and need to get it residents 30 days before fiscal year end.

- Increase the social budget
- What makes up the recreation expenses under the pool house
- We need to consider clubhouse maintenance expenses
- We can include the rental income for the pool house into reserves
- Look into moving \$30,000CD maturing in Dec. into reserves
- Look into new playground and fitness trail
- If trashcan isn't received by the end of the week, signage will be installed
- Look into ordering replacement padding for basketball goals
- Game cameras are inexpensive will be purchased to monitor nuisance of wildlife
- Barriers/Bollards will be installed on trail off of Omisol

Old Business

- Hearings need to be set for residents in violation

Motion to enter into Executive Session 9:02 1 C.Fillenger 2. J. Schoolcraft

Motion to exit Executive Session 1 C. Fillenger 2 J. Schoocraft

Move to confirm no motions were made while in Executive Session 1 J. Schoolcraft 2. C. Fillenger

Motion to deny waiver of late fee for account _____ 1 J.Schoolcraft 2. C Fillenger

Motion adjourn meeting at 9:15pm 1. J. Schoocraft 2. A. DeSantis