

Approved

BALMORAL GREENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES

April 8, 2015 at 6:30 PM
Liberty Middle School, Room D108

PRESENT: President Todd Timm, Treasurer Walt Reading, Vice-President Mike Nelson, Director Doug Grills and Secretary Andrew Gregson

ABSENT: None

OWNERS PRESENT: Andy Morse

CALL TO ORDER:

There being a quorum present, President Todd Timm called the meeting to order at 6:30 p.m.

OWNERS OPEN FORUM: None

COMMITTEE REPORTS:

- 1) *Architectural:* No Report was provided at the meeting.
- 2) *Budget and Finance:* No Report was provided at the meeting.
- 3) *Open Space:* No Report was provided at the meeting.
- 4) *Communications:* Mr. Andy Morse attended the meeting to discuss the Balmoral Greens website challenges and activity of the committee.
- 6) *Welcome Committee:* Mr. Mike Nelson reported that welcome visits will soon be made to 7063 and 7047 Balmoral Forest Ave. The committee decided to contact owners who had been welcomed over the last year to get some feedback. We received only 2 responses (both positive) from 6 owners contacted by email and postal mail.

APPROVAL OF MINUTES:

January 26, 2015 Regular Meeting Minutes - The minutes of the meetings were reviewed. There being no amendments, the following motion was made:

On Motion of Secretary Gregson and seconded by Vice-President Nelson to **approve** January 26, 2015 Regular Meeting Minutes submitted by NRP. The Board **unanimously approved** the minutes.

UNFINISHED BUSINESS:

1) *7416 Beckwith Lane:* The proposals to address the drainage issue behind 7416 Beckwith are as follows:

<i>Company</i>	<i>Price</i>
Fairfax Paving and Concrete	\$12,878
Drainage Erosion	\$18,650
A L Ridge	\$11,485

The Board discussed the proposals and made the following motion:

On Motion of Secretary Gregson and seconded by Director Grills, the Board **unanimously approved** to engage Fairfax Paving and Concrete for \$12,878 to address the drainage work behind 7416 Beckwith Lane.

NEW BUSINESS:

1) *NRP ARC Contract:* The NRP ARC contract was reviewed by the Board and the following issues were raised:

- The board would like to do this inspection one time instead on annually as the contract calls.
- Discussion took place on where in the documents does it gives authority to perform violation inspections and not trespass on owners lots.

Management will research the authority issue and report back to the Board.

2) *Annual Meeting:* The annual meeting will be May 27, 2015. The Board has requested guest speakers. Management will contact the Fairfax County Police Department and the Park Authority to attend and give a presentation.

NEXT BOARD MEETING: The next meeting will be on May 27, 2015.

ADJOURNMENT: There being no further business to discuss, the Board **unanimously agreed** to adjourn the meeting. President Timm adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Kristine A. Caraway
Community Manager