Woodlynne Homeowners Association
Board of Directors
April 18, 2016
Approved

BOARD MEMBERS PRESENT

Patty Kearns	President
Nancy Adams	Vice President
Heather Walrath	Secretary
Sydney Webb	Treasurer

OTHERS PRESENT

David Crone	Property Manager
Andrea Crone	Board Recorder
Doug Rogers	Spruce Up

CALL TO ORDER

Ms. Adams called the meeting to order at 7:07 P.M. noting the presence of a quorum.

APPROVAL OF MINUTES

MOTION: Ms. Adams moved, Ms. Webb seconded, to approve the minutes of March 21, 2016 as Amended. The motion carried unanimously.

OFFICERS' REPORTS

President

Nothing to report at this time.

Vice President

Ms. Adams informed those present that Colony Park will be placing three (3) dog stations in the association.

Secretary

Nothing at this time.

Treasurer

Ms. Webb informed those present that the association is $4,000.00 over budget in snow removal.

Committee Reports

Pool

Ms. Adams shared with those present the following.
The white coat will need to be replaced.
Tiles have been removed and there are issues with the concrete around the pool.
The estimate to correct the issue with the beam of the pool is $50,000.00.
All cracks and leaks will need to be addressed.
The top coat and plaster work will begin May 3rd.
The painting of the locker rooms and interior of the pool house will have to be done.
The dry deck will be replaced.
New umbrellas have been purchased for the life guard stands.
The deck will be power washed.
The creek project being done by Fairfax County is to be completed by May 22nd.

Newsletter
Ms. Walrath stated that there will be a new flyer to be sent out with the newsletter.

Bylaws
Nothing at this time.

ARC/Covenants
An application was presented for approval requesting to paint their shutters black.

MOTION: Ms. Adams moved, Ms. Walrath seconded, to approve the application as presented. The motion carried unanimously.

Welcome
Nothing to report at this time.

ADMINISTRATIVE

Management Reports
Mr. Crone stated that the association is currently is over budget but that the association should be able to absorb the overage.
Mr. Crone presented a proposal from Drainage & Erosion.

MOTION: Ms. Webb moved, Ms. Adams seconded, to approve the proposal from Drainage & Erosion not to exceed $2,500.00. The motion carried unanimously.

Mr. Crone demonstrated the new software for violation letters and ARC inspections.

MOTION: Ms. Kearns moved, Ms. Webb seconded, to have management preform the 2016 annual inspections; not to exceed a cost of $10.00 per unit. The motion carried unanimously.

OPEN FORUM
A homeowner questioned the wording in the bylaws pertaining to parking.
A homeowner requested that a tree behind 10333 Hampshire Green be looked at.

NEW BUSINESS
Nothing at this time.

UNFINISHED BUSINESS
Doug Rogers with Spruce Up provided an update regarding the Spring Clean-Up and mulching.
Mr. Rogers stated that the estimate for mulching the tot lots would be provided to management by week end.

ADJOURNMENT

MOTION: Ms. Adams moved, Ms. Webb seconded, to adjourn the meeting and move directly to executive session at 8:51 P.M. The motion carried unanimously.

MOTION: Ms. Adams moved, Ms. Walrath seconded, to authorize the location change of the common area gate at 130-02. The motion carried unanimously.

MOTION: Ms. Walrath moved, Ms. Adams seconded, to adjourn the meeting at 9:08 P.M. The motion carried unanimously.

The next meeting date is TBD
Prepared by Andrea Crone Board Recorder