



MONTEREY ESTATES

Community Association

P.O. Box 710162

Oak Hill, VA 20171

www.mecahoa.org

MECA Annual Meeting 2013 Minutes Tuesday, June 11, 2013

The annual MECA meeting was called to order at 7:30 p.m., at Fox Mill Elementary School, Viking Dr., Herndon, VA 20171. The Board members in attendance were: Adam Shubert, Dennis Fisher, Paul Osborn, Jennifer Wagner, Mike Cutler, Delores Plum, Bob Powell, and Jim Zavrel. See attached for list of attending residents.

1. The meeting was called to order by President Adam Shubert at 7:30 p.m.
2. Review of the Year's Events – Adam Shubert
 - a. The board develops the budget, including setting dues. We are trying to save enough money to resurface the tennis court.
 - b. Adam reviewed the new complaint process, and explained that it is an official complaint process if a resident believes that the board has violated the law. The form and information can be found on the MECA website.
 - c. We have had some unexpected expenses in taking down trees that had become dangerous after a big storm in our common areas.
 - d. Dominion Power has changed the circuit that most of the neighborhood is on, and we have seen a drastic improvement in power. The number of outages has decreased.
 - e. We hired a surveyor to determine our boundaries on the common areas.
 - f. The New Austin Ct common area drainage basin will be retrofitted by Fairfax County. They have contacted us to begin the process, but nothing is actually happening at the moment. It will take a long time for them to get to the point when they can begin construction because they need to get an easement from the gas company.
 - g. Events: Night Out, Holiday Santa Visit, Neighborhood Egg Hunt, Neighborhood Yard Sale and Cleanup (with donation and dumpster available to our residents).
 - h. Newsletters are going out on a quarterly basis again; several residents have requested homeowners packets for selling their homes; most residents have paid their dues; we have new signs.
3. Playground/Common Areas Report – Jason Lynch
 - a. New Austin Ct common area – We removed a tree and regraded/reseeded the area.
 - b. Playground – new mulch with landscaping cloth to prevent weeds.
 - c. Basketball Court – the resurfacing has held up very well. The edge was damaged by the mower, but it has been repaired.
 - d. Several trees in MECA common areas were damaged by storms. We had a tree expert come out to remove them to prevent damage to neighbors' property.
 - e. The swingset will need to be replaced – it is almost thirty years old. We will look into adding more swings. We will also need to replace the tennis court fence, as well as resurface the court itself. We may need to trim some more trees.
4. Treasurer's Report – Paul Osborn
 - a. See attached budget.
 - b. Most of our income comes from annual dues, with some coming from HOA packets.

- c. Most of our expenses come from common ground maintenance, including emergencies (tree removal), mowing, and playground maintenance. We also have some legal fees, audit fees, and administrative costs.
 - d. Most of our homes have already paid their dues for this year. Our only legal recourse for unpaid dues is to put a lien on a house, but we rarely have to do that.
 - e. We have already had four home sales in our neighborhood this year. The average selling price was \$562,000.
 - f. A resident pointed out that our annual dues are among the lowest in the area.
5. Community Volunteers – Adam Shubert
- a. We have many opportunities for volunteers, such as serving on the board or chairing a committee.
 - b. If you would like to start a new community group, please consider putting it in our quarterly newsletter so that all our residents can be informed.
 - c. Our community thrives when its members participate and look out for each other.
6. Open Forum Community Discussion
- a. The board does not handle neighbor disputes. Criminal activity is handled by the police. County violations are handled by the county. The board has a very limited scope, but we are happy to help where we can.
 - b. Sue Martin - Parking limitations listed in the June 2013 newsletter did not include the exemption. This allows for trailers to be parked for up to 48 hours for loading/unloading and cleaning.
 - c. Judy Kordella – Asked about last year’s discussion of beginning to use a management company for our neighborhood. Adam said that we would have to get 2/3 of the neighborhood to agree, and there is a large upfront cost which would require a large one time assessment. We would prefer to stay as a volunteer association if possible.
7. Election / Voting for new MECA Board Members
- a. There are four vacancies on the board.
 - b. Dennis Fisher and Paul Osborn were nominated and their nominations were seconded.
 - c. Dennis Fisher and Paul Osborn were elected for three year terms.

The meeting was adjourned at 8:36 p.m.

Submitted by:

Jennifer Wagner, Secretary