



MONTEREY ESTATES

Community Association

P.O. Box 710162

Oak Hill, VA 20171

www.mecahoa.org

MECA Board Meeting Minutes Wednesday, February 18, 2015

The monthly MECA Board meeting was called to order at 7:34 p.m., at the Herndon Fortnightly Library, 768 Center Street, Herndon, VA 20170-4640. The Board members in attendance were: Jim Zavrel, Dennis Fisher, Delores Plum, Paul Osborn, Jonathan Grinnon and Paul Shlesinger. Homeowners in attendance were: Cameron Eckhardt and Carrie Mendelsohn.

1. The meeting was called to order by President Jim Zavrel at 7:34 p.m.
2. The minutes of the December 17, 2014 MECA board meeting were reviewed and approved.
3. Finances
 - a. Monthly Treasurers Report
 - i. No activity.
 - ii. Jonathan is looking into automatic payments and transfers to reduce check writing.
 - iii. Jonathan will pick up mail once during the week and once a weekend. Jim will pick up mail once a week. Paul Osborne also volunteered to pick up the mail if needed.
 - iv. Paul Osborne needs payment for the 2015 HOA fee letter sent to homeowners via click and mail.
 - v. Storage locker is due for renewal. Paul Osborne will check with Cube Smart for annual price to see if it is advantageous to relocate storage from current facility to Cube Smart, which is closer to Monterey Estates.
 - b. Review of Final Budget for 2015 – approved and passed. 2015 HOA fees will be \$170.
 - c. Discussion of Audit Process – The by-laws require an annual audit. The Board will request a vote at the annual meeting to change the by-laws to eliminate an annual budget audit.
 - d. GoDaddy Domain Registration – Payment will be processed to Doug Keister for the annual registration.
4. ACC Report
 - a. Applications/Violations – No violations. One request sent in for replacement siding.
 - b. 13053 Monterey Estates Drive foreclosure – Forms need to be filled out and sent to the bank holding the foreclosure for 2015 HOA dues.
5. Playground and Common Areas
 - a. Priorities for 2015 – The board will review Jason Lynch's recommendations for the MECA common areas and playground and will set priorities for such. Paul Osborne will provide Jason Lynch with a playground name to request a bid for swing sets.
 - b. Tennis Court – Jim Zavrel was contacted by the Spring Lake HOA regarding MECA's past investigation into the county process to void a developer's proffer, specifically the maintenance of recreational facilities such as a tennis court. He advised them that MECA had dismissed that option as unduly cumbersome and against membership sentiment. Spring Lake also proposed soliciting a joint estimate from Rennolds Tennis Court Construction of Virginia Beach for

renovation of both associations' tennis courts, in the hope of getting a discount. The Board discussed this possibility, but took no immediate action.

- c. New Austin Common Ground Encroachment – No update. It was noted that 13009 New Austin Court home has a for sale sign in the yard. Notice will need to be made stating that the encroachment into the common area via the homeowner's fence needs to be corrected before the house is sold.

6. Community Activities

- a. Earth Day Recycling Drive – The social committee will work with an Eagle Scout, Matthew Scherger, regarding an Earth Day Recycling Drive.
- b. Easter Hunt – The social committee has set a date of March 28, 2015 for the annual Easter Egg Hunt.

7. Communications

- a. Winter Newsletter – Jim asked if anyone wants to write anything for a winter newsletter, it needs to be done quickly and submitted to Jennifer. Otherwise the next newsletter will be sent out in the spring.

8. Old Business – None

9. New Business

- a. Dennis mentioned that the storm water system right off West Ox between Monterey Estates Drive and New Parkland seems to be complete.

10. MECA Calendar

- a. March Board Meeting will be held at Herndon Fortnightly Library on March 18, 2015.

11. Adjournment

- a. 8:56 pm

Submitted by: Delores Plum, Recording Secretary