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MONTEREY ESTATES

Community Association

P.O. Box 710162

Oak Hill, VA 20171

MECA Board Meeting Minutes Wednesday, September 19, 2012

The monthly MECA Board meeting was called to order at 7:34 p.m., at the Reston Regional Library, 11925 Bowman Towne Drive, Reston, VA 20190. The Board members in attendance were: Adam Shubert, Bob Powell, Dennis Fisher, Paul Osborn, Delores Plum, and Jim Zavrel.

1. The meeting was called to order by President Adam Shubert at 7:34 p.m.
2. The minutes of the August 15, 2012 MECA board meeting were reviewed and approved.
3. Treasurer's Report – Paul Osborn
 - a. Monthly expenses included payment for playground supplies via Jason.
 - b. Adam has question of computation of fee for #1035, which Paul explained was based on a standard fee and based on number of dues paid.
 - c. We have one homeowner who has not paid their dues. Paul needs to provide documentation to lawyer.
 - d. Dennis looking into cost of playground equipment to include swings, bounce back board, and pavilion.
4. ACC – Dennis Fisher
 - a. The questions regarding the Melanie Emerick disclosure packet has been taken care of.
 - b. A violation has been noted regarding the corner house at Monterey Estates and Yukon regarding branches placed before yard debris pickup time. It was noted that the branches are blocking the fire hydrant. Adam and Bob will talk to the neighbor and remind him of the rules.
 - c. There was an RV parked next to the house on Lyme Bay, but is now gone.
 - d. There was a complaint regarding a fire pit smoldering and creating a nuisance for next door neighbors. The Fairfax County law was supplied and will be provided to the complainant if there is an issue in the future.
5. MECA Calendar
 - a. MECA October Board Meeting – October 17, 2012 Reston Library
 - b. MECA November Board Meeting – November 21, 2012. Since this is the day before Thanksgiving, Dennis will look into the possibility of scheduling the Reston Library for November 14 or 28, 2012. He will let the board know so the date can be rescheduled.
6. Community Events
 - a. MECA Community Picnic – September 22, 2012 will not be happening.
 - b. Halloween Parade – October 28, 2012. Adam will work on potential program. May include some events that would have been included in the Community Picnic.
 - c. Santa – Delores will work with Chris Cutler on the program since both signed up as volunteers.
7. Playground Report
 - a. The basketball court has been damaged by the mowing service. We need to get an estimate to fix it. Jim will look into the contract to see if edging was included. He will also ask for an estimate for edging from Bishop to add a protective border. We would like this to be done as soon as possible to prevent any future damage from occurring. Dennis will look at other

borders of other neighboring basketball courts and see what is available. Dennis suggested a landscaping timber border level with the court.

- b. Jason installed new basketball nets.
 - c. Playground area – Jason suggested 2-3 trees planted. It was included in 5-year plan. Adam will find out what kind of trees and board will discuss the best locations.
 - d. Re-seed the New Austin Court and put down a grass mat. Adam motioned to authorize up to \$350 for the mat and seeding and Dennis seconded the motion. Jason completed that work on September 21, 2012.
 - e. Reclaiming the weeded area in New Austin Court above the dam that is grown over. Jason will obtain estimates. Jason discussed issue with Ron Plum on September 21. Mr. Plum indicated and estimate of 3 truckloads of dirt at a cost of \$110 per truckload and \$40 for the fuel for Mr. Plum's skid steer. Jason will provide information to board.
 - f. Adam had question on the possibility of a pavilion at the playground. This idea is included in the 5-year budget for 2013. Dennis will look into costs and types of pavilion/gazebo, swings, bounce back board for back area of tennis court and soccer goals. Dennis noted that Jason had provided estimates in the 5-year budget plan.
8. Legal
 - a. Complaint process needs to be finalized by the end of September. Adam will review the letter provided by the county and possibly scan to board members to review.
 9. Common Areas – Adam has Dominion letter for easement. He will move forward on this so the board can vote via email. Should be cut and dry but will consult with lawyer to see if she even needs to review.
 10. Newsletter update – Adam will work with Jen on getting this out by October 2012 board meeting.
 11. MECA 2012 Directory – Dennis volunteered to get the directory together. Paul will provide Dennis with needed information and spreadsheet. Delores volunteered to get necessary information from homeowners if needed.
 12. Open issues
 - a. Bob needs more disclosure packets. Only has one left.
 - b. Bob owes Paul a check.
 13. New Issues – Adam asked if there were any enforcement provisions for issues such as complaints for anything other than architectural. Discussion was conducted and Dennis and Bob indicated since we do not have any security requirements or have a gated community that we could only resort to having neighbors contact police for any enforcement other than architectural.

Meeting was adjourned at 8:34 p.m.

Submitted by:

Delores Plum, Member at large