

**Board of Directors Meeting
October 24, 2002**

APPROVED

ATTENDANCE:

Mike Lannes, President
Sally Saucedo, Vice President
Mary Ann McGuinness, Treasurer
Gale Kirwan, Director (left early)
Craig Courtney, Sequoia Management
Elizabeth Scarangella, Recording Secretary

ABSENT

Robin Peralta, Secretary

CALL TO ORDER:

7:05 p.m.

RESIDENT INPUT:

- The resident of 14868 Lambeth Square submitted an application for a porch light, new windows, new shutters and an iron railing. An electric pole lamp and colonial porch light were approved along with the railing on the right side of the steps and walkway, double hung windows with 4 over 4 grids with white capping and new shutters.
- Another resident said that the quick response by Sequoia Management to paint over the graffiti in the community was greatly appreciated.
- A 22-year resident of London Towne wanted to know what is happening regarding curb painting. He was told that the bids were in process and that it was expected to be completed this fall. He also questioned the possibility of replacing the gas lights at the entrance with electric lights. He was told that the Board of Directors looked into the matter seven years ago and it was cost prohibitive. It would have been \$6,000 to run an electric line. He suggested that the Board consider implementing standardized fencing and wanted to know why so much money was spent on tot lots. The tot lot equipment was replaced because it was old and unsafe. The new lots are now safe and more visually appealing.

HEARINGS:

The Board conducted hearings for seven residents who were present and agreed to the following extensions and dismissals:

- 14705 Bentley Square—90 days
- 14716 Cardigan Square—45 days
- 14807 Hatfield Square—30 days
- 14865 Leicester Court—30 days

- 6282 Paddington Lane—Violation of tree removal waived and the monetary penalty for a previous violation was waived, but the legal fee must be paid
- 14895 Lambeth Square—Monetary penalty waived, but charged the legal fee
- 14838 Hoxton Square - fence violation, waved

Two letters from residents were addressed and the following extensions granted:

- 6100 Gothwaite Drive—90 days
- 14810 Hancock Court—30 days

Mr. Courtney read a list of the remaining 31 addresses with violations

Remaining owners were to be sent certified letters indicating that a Rules Violation Charge of \$10.00 per day was being assessed from October 25, 2002 until the violation was corrected. When the violation is corrected, Sequoia Management must be notified in writing and an inspection conducted to verify compliance.

MINUTES:

A motion was made to approve the minutes from the September 26, 2002 Board meeting as amended. The motion was seconded and approved unanimously.

MANAGEMENT REPORT:

The Balance Sheet and Income Statement were discussed.

OLD BUSINESS:

A motion was made to approve the bid of \$3700 to power wash and sweep the streets, seconded and approved (3,0,0).

ARCHITECTURAL APPLICATIONS:

- Richards (6266 Paddington Lane)---windows, pole lamp, shed and roof replacement approved
- McGuinness (14843 Haymarket)---bronze carriage porch light and window installation in air conditioner opening approved

NEW BUSINESS:

- The Board of Directors reviewed and approved the Troutman Sanders invoices.
- The Board will review the budget at the meeting on November 14, 2002.
- Because of the time consumed by the ACC hearings the Board of Directors tabled the discussion of the parking policy, occupancy restrictions and lease request.
- The new maintenance log was reviewed and approved.
- A motion was made, seconded and approved (3,0,0) to purchase a memory card for the community to be used with Sequoia Management’s digital camera.

ADJOURNMENT:

A motion was made, seconded and approved unanimously to adjourn at 9:55 p.m.