

Halstead Glen Cluster
Board Meeting Minutes
June 28th, 2023 via zoom

Meeting called to order at 7:10pm.

Attendees

Samantha Gold – President
Liz Korson – Treasurer
Chris Livingston – Member at Large
Kim Malinsky – Member at Large
Elizabeth Schuler – Homeowner
Frank Tobia – Homeowner
Allison Rivard – Homeowner
Ed Schudel – Homeowner
Joe Pegues – Homeowner
Emily Hinton – Homeowner
Jay Rini – Homeowner

The February meeting minutes were reviewed and unanimously approved.

Homeowner Open Forum

Owners brought up various topics including some properties that require improved maintenance. It was noted that a community wide inspection had been made by management in the late spring. Any maintenance requests that are repeatedly uncorrected may be referred to Reston Association at the discretion of the Cluster Board.

Old Business

Frank provided an update on his progress with the Fairfax County grant program for stormwater management implementation. Research and further information gathering will be necessary. Lisa will assist in setting up a meeting with a representative from Fairfax County Stormwater Management division to confirm which portions are the Cluster's responsibility and which portions are the County's responsibility.

The Board unanimously approved a quote from Hemax for re-grading behind 1351 Heritage Oak Way.

The Board unanimously approved the quote from JL tree to remove a dead tree in the wooded common area.

The Board reviewed and approved the following:

1. Amendment to the bylaws (remove all amendments after page 11)
2. New Policy Resolution 2023-1 Annual Assessment Collection
3. New Policy Resolution 2023-2 General Rules and Regulations

During the document review process, the Board learned that the language in the Bylaws which limits lease terms and the requires owners provide a copy of their lease to the Cluster is no longer legally enforceable due to recent changes in Virginia Case law. The Board voted unanimously to present a vote to the community for an amendment to the Deed of Dedication in order to keep these regulations in place and enforceable.

New Business

The Board reviewed the pricing to switch to all organic for the landscape chemical treatments. The proposal was cost prohibitive for the 2023 budget. This topic may be revisited in 2024.

Management Report

Lisa provided an update on changes in Virginia law that go into effect as of July 1st. One topic included the new requirements for Resale Certificates. Some additional information will be added to the bottom of the budget relating to the reserves in order to maintain compliance with Virginia requirements.

Board entered Closed session at 7:56pm to review accounts in arrears

Board entered Open session at 8:08pm and immediately adjourned the meeting.