

Cabin Branch Forest Association Meeting Agenda

8/10/2017 – 7:30 pm

Type of Meeting: Board of Directors Meeting

Location: Sterling Library, Sterling, VA Meeting Room A

Person Capturing Minutes: Dan Hibbard

Attendees: Cliff Miller
Kesva Naidoo
Jeff Schultz
Gary Marsh
Thomas Wolfe
Eddie Jeffries

Minutes:

1. Meeting started 7:30 PM
2. Board overview, roles and responsibilities, given to new members
3. New positions elected
 - a. Cliff Miller – Treasurer (appointed, not a board member)
 - b. Dan Hibbard – President
4. Board terms reviewed
 - a. Kesva Naidoo – 2 years remaining
 - b. Jeff Schultz – 1 year remaining
 - c. Thomas Wolfe – 3 years
 - d. Eddie Jeffries – 3 years
 - e. Dan Hibbard – 3 years
5. Website Discussion
 - a. Consensus is to keep current site and update so it is current.
 - b. Gary Marsh volunteered to perform this role for one (1) year
 - c. Cliff and Gary to work out login information, Dan/Board to pass current information to Gary to update on site.
6. Trash Discussion
 - a. Kesva Naidoo to contact CSI, American, Republic. Cliff/Dan to send legacy trash contract info to Kesva
 - b. Goal to have trash proposals in hand by Sept 7 to Sept 14
 - c. Goal to have provided chosen and contract negotiated by October
 - d. Tentative start date of new service is Jan-1-2018
 - e. Will keep neighbors informed via social media and website
7. ARC/Covenants discussion
 - a. Discussed importance of common enforcement with new members
 - b. Verified a “fast track” resolution process in place when necessary for habitual/continuing offenders
 - c. Discussed mulch/weeds and a general decline in up-keep is a problem
 - d. EXECUTIVE SESSION – discussed on-going violations and path forward
 - e. Hearing Date set for violations as Sept-7, Cascades Library
 - i. Dan to reserve room
8. Treasurer’s Report

- a. We will be over reserved by the years end, ~\$6,250 in expenditures expected this year
 - b. Board decided over reserved status is okay based on pending trash transition (which may require cash flow) and will revisit dues/reserves then. Discussed moving assets to higher yield accounts but taxes on any earnings doesn't make this very attractive
9. Discussed Common Area Upkeep and Improvements
- a. Oct-7 community clean-up day (meet at tot lot 8:00 AM)
 - b. Investigate re-pour of walking path in spring (cracked, broken)
 - c. Contract Happy Trails to do woods clearing/chip spreading in the fall
 - d. Need approach to treat area for ticks and other insects
10. Open Forum
- a. Discussed community leaf service. Consensus was interested neighbors should get together and formulate plan, no further action from the board at this time.
11. Meeting ended 9:00 PM

-DJH