CBFA Annual Meeting 3/4/2021

Meeting start – 7:05

Proof of Quorum reached with 21 homes represented

Welcome slide:

* Covered where to find information on our website and Facebook page
* [Board@cabinbranchforest.com](mailto:Board@cabinbranchforest.com) is where you can address any neighborhood concerns

HOA board and volunteers:

* Covered who makes up the board
* Addressed that we have vacant seat on the board
* Solicited help for the ARC to help keep the ARC a cohesive effort
* Sarah Young is elected to the board – confirmed

Treasurers Report:

* 2021 assessment is $400 per home
  + Dues relief of $200 will be applied to either your second half payment for 2021 or applied to your 2022 if you have paid in full
* Evaluating if we need to do an increase in 2022 in order to keep up with the operating costs of the neighborhood

2020 income statement:

* Covered income statement as well as cash flow and reserves
* Account balance at YE was $58K. Reserved at YE $58,393.33

CBFA Annual Inspections:

* Looking for volunteers to help with annual inspections
* Inspection check list is posted on Cabin Branch Forest Website
* Shaun Collins willing to volunteer to help with the ARC for inspections
* Inspections taking place between April 5-9th

Community Activity and News:

* Reinstated the CBFA newsletter. Thanks to Danielle Vestal for putting together
* Monthly pest control starts this month
  + Kids and Pets to stay clear for 24-48 hours after application
* Community clean up day for March 13 at 10am to help with tot lot, tree trimming, trash collection etc…
  + Rain date for March 20th
* Biking and walking path improvement – Scope determined and quote solicitation in progress
* Sending out Survey Monkey to get feedback on community improvements.
  + Send your email address to [Board@cabinbranchforrest.com](mailto:Board@cabinbranchforrest.com) to make sure you are included if you have feedback
* Trash Service contract has been extended with republic
  + Cost increased $5.07 per quarter per home.
  + HOA increased burden by $390 per quarter
  + For individual issues please call 703-818-8222 for Republic
  + For systemic issues such as missed pick ups feel free to send an email to the board
* Safety
  + See something say something
  + Please observe the speed limits in the community – your kids live here
* Parking
  + Commercial vehicles prohibited in the community
* Snow removal
  + Handled by VDOT – no HOA involvement
* Please do not feed wild animals in the neighborhood
  + See newsletter for details on legal issues

Open Forum:

* Shaun Collins brought up the shed rule as a way to get people to clear their garages and get some cars off of the street
* German Rojas also expressed an interest in the ability to construct a shed
* Shed topic added to next agenda for board meeting
* Richard inquired about the location of the newsletter on the website – being added after the meeting
* Harold expressed some concern about how adding sheds to the approved list as it would have a negative impact on other neighbors. Suggested a real evaluation of each request
  + Also expressed concern with the color of the fence
* Dane Scott thanked Dan for service on the board
  + Brought up topic of above ground pools not visible from the road with consent from everyone in sight line
* Cliff has addressed some of the questions around changing the bi laws of the community
* Judy has volunteered to assist with answers to any questions that might need a majority vote
* Jason Yard addressed the water drainage issues in the neighborhood and some mitigation techniques
* Shaun Collins asked if there was a possibility to tie into the storm drains for the county
* Curtis Cresson asked some questions about the $200 credit. Why are we holding the funds for an additional six months – Board to cut a $180 check to cover the increased ½ year payment.
* Harold suggested we go back to the county to ask about what the county did to help with storm water run off by the playground. The county could potentially assist with helping with storm water run off.
* Anne Lowden volunteered to assist with the ARC

Meeting adjournment 8:19 pm