
PROSPERITY HEIGHTS BOARD MEETING MINUTES

January 24, 2019
Home of John Hilboldt
3361 Taleen Court

Attendees

John Hilboldt, President
Keith Fulk, Treasurer
Gina North, Secretary
Bill Foster, Director
Levenie Hughes, Director
Giang Thiet, Director
Dave Dresser, Director
Brad Wilhelm, Director

Meeting called to order at 7:33 pm

OLD BUSINESS

- Audit:
 - Need meeting minutes from July 2015 to present (Gina to provide)
 - Keith has all of the contracts – renegotiated the trash contract at the same time; 5 years and 8% cost savings
 - Need to have 2 signatures for bank accounts; we do have 2 but unsure who second is; Keith to follow-up
 - Should have all documents provided to auditors and an update by the annual meeting
- Retention Pond
 - County has been doing a better job of maintaining thanks to Lynda Smythe's office. Her office was contacted in June and December.
- Online Directory:
 - Rich provided two options:
 - Wild Apricot and Vinteam Neighbors. Cost would be about \$500 per year or less.
 - Board members will look at the options
 - Giang will also investigate the one that his condo association is using. It also includes a module to pay dues online.
- Playground Mulch:
 - We are going to contract the playground company to provide mulch every other year.
 - Budget will be updated to reflect \$2,500 for mulch. This will be a separate line item from landscaping.
- Governing Documents Update:
 - Our bylaws currently refer to having an audit. Would like to change this to add "or financial review" to give up more flexibility as audits are required more frequently. Currently doing an audit – have 4 years to amend documents to change the terminology.

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- Bylaws also include a statement that homeowners need to get permission from Fairfax County to remove any trees that are more than 6” in diameter. This is not a true statement.
 - Board decided to not pursue any changes at this time. We do not need to enforce the tree rule and will wait to see if there are any changes in the next couple of years that are mandated by the General Assembly before taking any action. Changes to the bylaws require 2/3 of all homeowners to approve the change.
 - Inova Development:
 - There is a community meeting on 1/29/19 that Giang plans on attending. This is a smaller meeting for just representatives from communities that are affected by the development.
 - Will invite an Inova representative to come to our annual meeting.
 - The Inova website has documents that show the development plans.

NEW BUSINESS

- Architectural Updates:
 - 7 Architectural Review items have been made part of the Association’s permanent records:
 - **8467 Sevan Court** (Allen & Anderson) approved for installation of new and additional fencing (replacing chain link) as well as two gates at each side of the house.
 - **8452 Van Court** (Rugo) approved for installation of two sections of 4-foot tall, wood fencing; replacement of roof shingles in a dark gray color; replacement of an 8x6-foot storage shed in the backyard.
 - **3335 Monarch Lane** (Wittenberg) approved installation of an “open French drain” of river stones along neighboring property line.
 - **3337 Monarch Lane** (Hayes) approved replacement of exterior siding, etc. in gray, black and white color scheme.
 - **3380 Monarch Lane** (Jarm) approved replacement of existing siding, shutters and roof in a new white, black and charcoal color scheme.
 - **3386 Monarch Lane** (Wilhelm) approved replacement of roof, siding, trim, gutters and downspouts in a new black, gray and white color scheme.
 - **3392 Monarch Lane** (Bibiadeh) approved replacement windows as well as new color of siding, roof and trim – gray-green siding, black shutters and white trim.
- Budget:
 - Dues down \$5 for 2019-2020. Dues will be \$435.

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- Three homes are three years behind in paying dues. Will turn them over to our attorneys.
 - Trash removal cost is down and this should offset the cost for the playground mulch.
 - Beverly Drive traffic calming:
 - Strathmede is looking at adding speed bumps on Beverly Drive to help with speeding concerns.
 - A public hearing will be held – residents on Monarch Lane (end of Monarch near Beverly) and Happy Heart will be invited as they will be the most effected in Prosperity Heights.
 - Supervisor Candidate:
 - John received an email from someone running for Lynda Smythe's seat. She will be invited to our annual meeting. Any other candidate who contacts the board will be invited as well to ensure fairness. It will be noted that we are not endorsing any candidates.
 - Annual Meeting:
 - Meeting will be either the 23rd, 25th, or 30th of April or May 2nd. John will find out which dates are available at Camelot ES.
 - Five slots are open for election: Cober, Dresser, Fulk, Hilboldt and Wilhelm.
 - Dresser and Wilhelm have agreed to stay on. Will check with Cober.
 - Fulk unsure, will let Board know.
 - Hildbolt does not want to stay on. Nominations will be accepted from the floor. Will also let homeowners know there is an opening in the newsletter. We are not required to fill the spot – only need 6 on the Board.

Meeting adjourned 8:30.

Newsletter items:

- Annual Meeting date/time
- Annual Budget (provided by Keith)
- Inova development plans
- Notification of Beverly Drive speed bumps