



Old Trail Community Association, Inc.
Annual Meeting of the Members
December 3rd, 2015

Minutes

The annual meeting of the members for the Old Trail Community Association was called to order at 7:10 PM by Mario Dottori, President for the Association. Quorum was established to conduct business as described in the Bylaws as announced.

Mr. Dottori gave a brief introduction of the Board Members attending the meeting and introduced the Managing Agent, Real Property.

The minutes for the 2014 Annual Meeting were presented to the membership and reviewed by all those present. Denise Ramey motioned to approve the minutes as presented; the motion was seconded by John Stokes. The minutes were approved unanimously by those present.

Mr. Dave Brockman was introduced as representative from March Mountain Properties and gave a report on behalf of the Developer Group. Dave outlined the current “western” project and gave an update on trails and roads.

Ms. Dottori gave the annual Report of the board of Directors (Outlined below)

- Landscaping Contract executed by Old Trail Golf with very few complaints or concerns. We are looking for a volunteer to be the neighborhood liaison with the Landscaping Company. Paul Clark served in this role for several years and did a terrific job. Working with the Manager, the liaison:
 - would meet weekly during the growing season to address the progress under the contract and to resolve any issues or concerns that are presented.
 - Help ensure that aspects of the contract are fulfilled in a timely mannerThe Board plans to continue working with Old Trail Golf for 2016 and is happy with the current arrangement.
- Chimney repairs around Dillard Pond. The Board continues to approach owners who are in need of maintenance or replacement of failing stucco on chimneys.
- Pet Waste Station Initiative – led by the Trails & Tails Committee, the board continued to authorize the installation of more pet waste stations to help provide owners with options for properly discarding pet waste in common areas.
- The website is live! We ask that if you have not already registered, please do so. Important community updates will be posted there as they come up.

- The Board was made aware of the implementation of new “Cluster Box Units” for mail delivery in the Village Commons. According to the post office, density and traffic safety concerns forced the post office to require the implementation of these boxes. Most new blocks around the Village Center and Commons will be required to have these boxes, in place of single post boxes on your lot. (As previously stated, the Board engaged legal counsel to respond to certain assertions improperly made by the post office concerning the HOA’s role in the cluster box implementation.
- The developer continued to install additional sidewalks in the community.
- The Board is working with the developer to address parking concerns around the Village Center and Commons. The Board has been in contact with the County and Fire & Rescue to better understand the options being considered by these officials and the developer. Street parking has presented some concerns in regards to traffic flow, which the Board continues to monitor in coordination with the developer. . These efforts are on-going and will continue in 2016.
- The Board continues to work with Chadwick, Washington, Moriarty, Elmore & Bunn, PC as attorneys for the community. Based in Richmond and Fairfax – Chadwick’s practice focuses 100% on homeowners associations and has been a valuable resource for the board to address technical and legal matters that the Association encounters from time to time.
- The first year of the Meadow Project is now complete, JW Townsend has assured us that the perennials will not be as high next year.
- Bio-Filter project is now completed (Developer)
- Dillard Pond remediation; cat tails removed along a section. Currently in the process of replacing the fountain pump/motor
- The Board approved an Initial Maximum Assessment resolution for undivided lots.

Mr. David Riley presented the proposed 2016 Association Budget. Mr. Riley highlighted key aspects of the budget – most notably that dues planned to remain level for 2016.

Nominations of members to serve on the Board of Directors had been received in advance of the meeting. Two of the current board members –Mario Dottori and David Riley volunteered to serve another term if elected. Keith Nicoletti and James Neligan were nominated for election prior to the meeting. There was a call for nominations of members from the floor; Carolyn Fowler was nominated by Bob Dombrowe. There was a motion from Michael Metz to accept the slate as presented. The motion was seconded by David Lambert and approved unanimously by all members present.

With no further business, the meeting was adjourned at 8:15 PM.