

HUNTER'S SQUARE AT CEDAR CREST COMMONS CONDOMINIUMS
BOARD OF DIRECTORS MEETING

Meeting Minutes

July 19, 2022

- I. Call to order
President Suzanne Allen called to order the regular meeting of the Hunters Square Board of Directors at 7:07 p.m. on July 19, 2022, via Zoom conference call.
- II. Board Members Attending
Board Members: Suzanne Allen, Tamaria Raleigh and Nancy Creel. Romina Peinado Wagner, absent.
Burke Management Group: Joyce Mullins and Robbie Terrant.
Residents and Guests: Michael Youlen.
- III. Open Forum
No Open Forum held.
- IV. Community Police Report
Michael Youlen presented his report for June 21, 2022, to present.
- V. Approval of the June 21, 2022, Minutes and the July 7, 2022, Special Meeting Minutes
The minutes of the June 21, 2022, Board meeting was reviewed previously by email. The minutes for the Board's Special Meeting on July 7, 2022, was reviewed previously by email also. Motion to pass the June minutes and the July Special Meeting minutes was made by Suzanne and seconded by Tamaria. Motion is passed.
- VI. Financial Report
Management and the Board reviewed the June 2022 financial report. The Association operating account balance is \$67,496.05, total investments are \$103,104.43. Total assets are \$228,423.04.
- VII. Old Business
 - a) Maintenance/Repairs Update
 - Gutter vent cleaning – Management will forward pictures for review to the Board by email.
 - Decision on dumpster pad cleaning will be deferred until the September meeting.
 - On June 16, Turner replaced missing shutters at Building 7.
 - Turner replaced/repaired post caps and chains at Building 4 & 5 and on Niki Place.
 - Management addressed multiple times an issue with resident on Niki Place who was hanging laundry out of a bedroom window.
 - A L & L was on property in July to trim a bush on Caspian.
 - On July 11/12, Management reported that Critter Gitters would start work on removal of the raccoons at Building 7.
 - b) KGS balcony replacements –Management forwarded to the Board a copy of the the final building inspection document by the City of Manassas.

VIII. New Business

- a) The Board motioned to ratify Paul Turner's bid for fresh air vent repairs on Building 7 that was approved by email on July 8, 2020. Nancy made a motion to ratify which was seconded by Tamaria. The motion is passed.
- b) Management presented a bid from A L & L to re-mulch and weed the Niki Place tot lot for a total of \$1,350. Suzanne made a motion to accept the bid which was seconded by Nancy. The motion is passed.

IX. Executive Session

Motion was made by Suzanne to adjourn to Executive Session for legal discussion at 7:40 p.m.

X. Open Session

The Board returned to open session at 7:52 p.m.

XI. Adjournment

Nancy made a motion to adjourn which was seconded by Tamaria and the meeting was adjourned at 7:53 p.m.

Minutes submitted by: Nancy Creel, Secretary

Minutes approved by: _____