

## Summary of BOD Actions Qtr 1/09

**FALLS RUN COMMUNITY ASSOCIATION, INC**  
**Board of Directors**  
**Summary of Activities**  
**1 January – 31 March 2009**

This summary includes all substantive motions voted upon by the Board of Directors at meetings of the Board during the period indicated. It does not include motions to approve meeting minutes, to convene in executive session or to adjourn meetings.

I: Meeting of 14 January 2009: All members were present.

a: Bill Barnes made the following motions related to financial asset management:

1/ I move that the Falls Run Community Association withdraw asset management from Smith Barney, Washington DC, and establish asset management with Merrill Lynch, Fredericksburg VA. This would be effective January 15, 2009 and will take approximately 1 to 2 weeks to complete the transition to Merrill Lynch. Seconded by Tom Whalen. A discussion of the reasons for the transfer ensued. After discussion, the motion was approved 7-0.

2/ I move to withdraw \$50,000 from the Merrill Lynch Money Market operating account, once established, and purchase a 90 day Certificate of Deposit at best market rates. Seconded by Don Horan. Approved 7-0.

b: Proposal for increased lighting in billiards room and securing light fixture: Harriet Schrader made a motion, seconded by Jack Mounts, to accept ESV Inc.'s proposal to secure the light fixture over the billiard table in the amount of \$250 plus necessary parts. Approved 7-0.

II: Meeting of 28 January 2009: Jack Mounts did not attend the meeting.

a: Lot 9 easement: Bill Barnes made a motion, seconded by Harriet Schrader, to leave the situation on the monument as is for the time being until further actions by Del Webb/Pulte. After discussion, the motion was approved, 5-1 [Don Horan opposed].

b: Community Center Sunday Hours: Dan Owens made a motion, seconded by Tom Whalen, to change the Sunday hours of operation for the Community Center to 8am – 7pm effective 8 February 2009. After discussion, the motion was approved 6-0.

c: Contract proposals for indoor and outdoor pools: Dan Owens made a proposal, seconded by Jake Bernard, to accept unnumbered proposals from Douglas Aquatics for indoor pool maintenance in the amount of \$9,900 and outdoor pool operation and maintenance in the amount of \$19,000. After discussion, the motion was approved 6-0.

d: Contract proposals for care of indoor plants: Tom Whalen made a motion, seconded by Dan Owens, to terminate the present contract with The Plant Service for care of indoor plants in the pool and spa area. After discussion, the motion was approved 6-0. In addition, the Board requested that the Community Center Committee investigate the use of artificial plants in the pool and spa.

III: Meeting of 11 February 2009 – all members were present.

a: Ad-Hoc Waterfall Committee: Dan Owens made a motion, seconded by Harriet Schrader, to accept the Virginia Water Gardens proposal in the amount of \$1800 for regular maintenance of the waterfall. Approved 7-0 after discussion.

b: Tree Pruning Proposals: Tom Whalen made a motion, seconded by Jake Bernard, to accept all options of the Bartlett Tree Service fixed price proposal for tree pruning services in the total amount of \$5465. After discussion, the motion was approved 7-0.

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c: Mosquito Abatement Proposals: Dan Owens made a motion, seconded by Jake Bernard, to accept the Triple S proposal to provide mosquito abatement services for the months of March – October 2009 at a cost of \$395 per month. After discussion, the motion was approved 7-0.

d: Results of Age Verification Census: Tom Whalen made a motion, seconded by Jake Bernard, that the Falls Run Community Association Board of Directors recognize and certify that the recently conducted age verification census in Falls Run shows that 96% of our housing units have a resident 55 years of age or older and thus the requirement in the Federal Housing for Older Persons Act of a minimum of 80% age-qualified occupancy is exceeded. After discussion, the motion was approved 7-0.

IV: Meeting of 25 February 2009 – all members were present.

a: Financial: Bill Barnes made a motion, seconded by Harriet Schrader, to purchase one FDIC insured CD in the amount of \$50,000 with a thirty day maturity and a second, similar CD for a 60 day maturity using our Operating Funds. After discussion, the motion was APPROVED 7-0.

b: a: Falls Run Alert System: After discussion, the following actions were taken by the Board:

1/ Jack Mounts made a motion, seconded by Harriet Schrader, that the Falls Run Alert System be used in both e-mail and audio modes for emergency alerts and selected informational messages after approval of the message by the Board President or Directors. The motion was NOT APPROVED by a vote of 3-4 [Don Horan, Dan Owens, Jake Bernard, Tom Whalen opposed].

2/ Jake Bernard made a motion, seconded by Tom Whalen, that the Falls Run Alert System be used in e-mail mode only for emergency alerts and selected informational messages after approval of the message by the Board President or Directors. The motion was APPROVED 7-0.

c: Cash Infusion Procedure: Bill Barnes made a motion, seconded by Dan Owens, to adopt the proposed procedure as written as #09-01. The motion was APPROVED 7-0.

d: Conserving electricity in the Community Center: The Board took the following actions regarding this topic after discussion:

1/ Dan Owens made a motion, seconded by Harriet Schrader, to approve the 22 February Request for Action submitted by the Community Center Committee for three items of electrical work within the Community Center and accept the proposal by O'Toole Electrical in the amount of \$880 to perform this work. The motion was APPROVED 7-0.

2/ Dan Owens made a motion, seconded by Bill Barnes, to approve the 22 February Request for Action submitted by the Community Center Committee to install a 120 volt electrical outlet at the tennis court and to accept the proposal by O'Toole Electrical in the amount of \$285 to perform this work. The motion was APPROVED 7-0.

3/ Dan Owens made a motion, seconded by Harriet Schrader, to approve the 20 February Budget Request submitted by the Community Center Committee to purchase an armoire for the Community Center from Simms Furniture Company at a cost to FRCA of \$782.95. The motion was APPROVED 7-0.

V: Meeting of 11 March 2009 -- Bill Barnes was absent. Dan Owens participated via teleconference.

a: Revision of Application for Changes and Improvements: The Modifications Committee requested approval of minor changes to the present application. Tom Whalen made a motion, seconded by Harriet Schrader, to approve the requested changes and to authorize the use of the modified form. The motion was APPROVED 6-0, Dan Owens participated via teleconference.

b: Temporary administrative help in the Property Manager's office: After a discussion of the requirement for additional temporary help; Jack Mounts made a motion, seconded by Harriet Schrader, to authorize additional temporary administrative help for the Property Manager at a cost not to exceed \$1,000. The motion was APPROVED 6-0, Dan Owens participated via teleconference.

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VI: Meeting of 25 March 2009 -- Jack Mounts was absent. Dan Owens participated via teleconference.

a: Numbering system for FRCA policies and procedures, et al: A motion was made by Tom Whalen, seconded by Harriet Schrader, to accept as written and implement the proposed FRCA Administrative Resolution No. 09-02 "Policy on Numbering FRCA Administrative Resolutions". The motion was APPROVED 6-0.

b: New chairs for card tables in the billiards and puzzle rooms: A motion was made by Dan Owens, seconded by Harriet Schrader, to accept the Ethan Allen proposal to provide 20 chairs at a total cost of \$6489 less possible discount. All funds required to be taken from Replacement Reserve and any proceeds from the sale of existing chairs to be used to offset the expenditure of Replacement Reserve funds. The motion was APPROVED 6-0.

c: Replacing TV audio transmitters in exercise room: A motion was made by Jake Bernard, seconded by Harriet Schrader, to accept the Supreme Audio proposal to supply five audio transmitters for the TVs in the exercise room at a cost of \$349 each less discount [\$1591 total]. All funding to be taken from Replacement Reserve funds. After discussion, the motion was APPROVED 6-0.

d: Proposed By-Laws: A motion was made by Harriet Schrader, seconded by Tom Whalen, to forward the proposed By-Laws to Ed O'Connell for legal review. After legal review, the Board will consider whether to adopt the proposed By-Laws. The motion was APPROVED 6-0.

e: Proposal for maintenance of fitness equipment: A motion was made by Jake Bernard, seconded by Harriet Schrader, to accept the Fit Repairs proposal for maintenance of the exercise room fitness equipment in the amount of \$635 per quarter. This is the same rate as the previous contract. After discussion, the motion was APPROVED 6-0.