

LOUDOUN VALLEY II HOMEOWNER ASSOCIATION
Board of Directors Meetings Minutes
March 07, 2023

EXHIBIT B

BOARD MEMBERS PRESENT

Shashidhar Koukuntla	President
Paul Dykeman	Vice President
Sreenivasa Munnangi	Treasurer
Sreenivas Bhaskara	Secretary
Mark Grimley	Member at Large

MANAGEMENT ATTENDEES

Jonathan Sucher	Cardinal Management Group, Inc
Dale Nusbaum	On-Site Manager (virtual attendance)
Jeffrey Bowles	Assistance On-Site Manager
Gloria Alejos	Covenants Manager

Homeowners in attendance: 7 in person, 3 online, and 3 via phone

GUEST SPEAKER

No guest speaker

I. Call to Order

At 06:34 PM the meeting of the Board of Directors was called to order by Mr. Koukuntla, the President.

II. Approval of Minutes

Motion

The minutes of the prior board meeting having been distributed, Mr. Koukuntla, the President, asked for and received unanimous consent to approve the February 7, 2023, minutes.

III. Agenda Modification

Moved by Mr. Dykeman and seconded by Mr. Koukuntla that *the LVII Board of Directors agreed* to modify the agenda to reflect Policy Resolutions that were discussed online following ARC application.

ARCHITECTURAL APPLICATIONS

Approvals

- Moved by Mr. Grimley and seconded by Mr. Koukuntla that *the LVII Board of Directors agreed to confirm the approval of applications numbered 23-023, 23-024, 23-025, 23-026, 23-027, 23-028, 23-029, 23-032, 23-034, 23-035, 23-036, 23-038, 23-041, 23-042, 23-045, 23-046, 23-047, 23-049, 23-051, 23-053, 23-054, 23-055, 23-056, and 23-057*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi

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- Moved by Mr. Grimley and seconded by Mr. Koukuntla that *the LVII Board of Directors agreed to confirm the approval of application numbered 23-041 for four (4) garden beds.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Koukuntla and Mr. Munnangi
Opposed: Mr. Grimley
- Moved by Mr. Grimley and seconded by Mr. Dykeman that *the LVII Board of Directors agreed to confirm the approval of applications numbered 23-043 for the installation of porch flooring utilizing flagstone.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Grimley and seconded by Mr. Dykeman, *the LVII Board of Directors agreed to approve application 23-031 for surveillance cameras lights attached to the cameras.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Grimley and seconded by Mr. Koukuntla , that *the LVII Board of Directors agreed to approve application 23-033.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Grimley and seconded by Mr. Koukuntla, *the LVII Board of Directors agreed to approve application 23-039.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Grimley, that *the LVII Board of Directors agreed to approve application 23-050 as it relates to the rear garden beds and deny the side bed. The bed is too close to the property line and guidelines state that the beds may not be beyond the side plane of the house.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Dykeman and seconded by Mr. Koukuntla, that *the LVII Board of Directors agreed to approve application 23-058 for the door style is the same and color is similar and acceptable in this setting.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Koukuntla, and Mr. Munnangi
Opposed: Mr. Grimley

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Resubmitted Appeals

- Moved by Mr. Grimley and seconded by Mr. Bhaskara that *the LVII Board of Directors deny the appeal of a previously denied application numbered 23-005A, for a dog training pad on the deck at the residence.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Grimley and seconded by Mr. Dykeman, *the LVII Board of Directors agree to deny the appeal of a previously denied application numbered 23-020A. Per ARC Guideline 18, c "Fire pits and outdoor fireplaces must be located in the rear of the property at least 15 feet from the home and as far as practical from adjacent property lines" and they "must contain a wire mesh cover to avoid airborne embers".*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi

Denials

- Moved by Mr. Grimley and seconded by Mr. Bhaskara, that *the LVII Board of Directors agreed to deny application 23-030 as the bin fails to meet ARC Guideline 10 for the location requirement that states that "they must be located in the rear yard, and must be screened from the street, open space and adjoining and affected neighbors. They must be 10 feet from the sides and back property lines." And Per paragraph 6, "Vegetable gardens must be located in the rear of the house and should not extend beyond the side plane of the home, though this may be considered on a case-by-case basis." And there is insufficient information regarding the lighting.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Grimley and seconded by Mr. Koukuntla, the LVII Board of Directors agrees to deny application 23-044 regarding the facing of the front porch, since the material is described as brick paver. Facing must be done with brick that matches the brick exterior of the home. per Guideline 18, b that states, "Painting or covering of any concrete structure, including sidewalks, are not permitted without prior ARC approval."
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Grimley and seconded by Mr. Dykeman, the LVII Board of Directors agrees to deny application 23-052 regarding security cameras because of the unprofessional and potentially hazardous installation of the camera.
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi

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Approvals with a condition

- Moved by Mr. Grimley and seconded by Mr. Dykeman, *the LVII Board of Directors agreed to approve application 23-037 for an HVAC compressor enclosure with the stipulation that the entire enclosure be painted white.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi
- Moved by Mr. Grimley and seconded by Mr. Koukuntla, that *the LVII Board of Directors agreed to approve application 23-048 for the construction of a sunroom with the stipulation that the room be constructed according to the County building code and that a building permit be granted before any construction begins.*
In favor: Mr. Bhaskara, Mr. Dykeman, Mr. Grimley, Mr. Koukuntla and Mr. Munnangi

Tabled until next Board Meeting

- Moved by Mr. Grimley and seconded by Mr. Dykeman, that the LVII Board of Directors agrees to table application 23-040 regarding the bird feeder as it will be located in the rear of the home and deny the use of the submitted lattice as the gap in the lattice is smaller than the gap in the guideline.

IV. Homeowners Q & A related to the ARC

#1: Clarification was provided to the homeowner regarding resale process, property purchased as is, ring camera, and builders modifications.

#2: Submitted an ARC application that matched the guidelines however it was denied. Board members clarified why certain parts of the applications were approved and others denied. The homeowner was requested to resubmit a new application to reflect brick usage and not privier.

#3: Homeowner residing in Section 17 shared citations received. The Board of Directors agreed to hold off on these citations until further research is done. The homeowner will submit an ARC application for their deck.

#4: Homeowner inquired about trash violation for handicap homeowner. Clarification was provided by the Board of Directors that trash violations do not occur the same day. Violations are issued out if bins are out more than a week or longer.

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V. Policy Resolutions

Clarification was provided by the Board Vice President about the \$50 fine associated with a trash violation and clubhouse policy, due to misleading information on social applications shared in the LV2 community.

VI. Open Forum

#1: Homeowner inquired about hanging mood string lights and shared about ARC guidelines being outdated.

#2: Homeowner from Buckingham expressed concerns about house insurance. The Board of Directors recommended that the homeowner contact the Board Members of Buckingham to assist and look at the bylaws.

#3: Homeowner express their concern about the community receiving misinform information and causing an uproar within the community. The Board of Directors reassured the homeowner that this matter is being addressed.

#4: Homeowner share their option about corrections that should be made in the policy due to it being outdated. Request was made by the Board President that an email should be sent with the recommendations.

VII. Remarks from Condominium Representative

The condominiums Board of Directors are invited to attend each meeting. Mr. Thao from the Buckingham Condominium was present during the meeting online.

VIII. Reports from Offsite Manager

Jonathan Sucher gave an overview of Buckingham and requested permission for the removal of trash bins that have been out for a long period of time. He also gave a brief overview of the meeting with the Board Treasure and the reduction of financial paperwork provided by CINC that will minimize documents printed.

IX. Reports of Officers and Committees

President: Mr. Koukuntla did not have a report to present.

Vice President: Mr. Dykeman provided an update of the website and the next steps.

Secretary: Mr. Bhaskara stated that he signed the February meeting minutes and it's ready to be published.

Treasurer:

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General Matters:

The treasurer has a call with Mr. Hamilton and confirmed 0.15% of the following rollovers for Feb'23.

- \$50,000 for 2-years at 4.70%
- \$100,000 for 4-years at 4.10%
- \$100,000 for 5-years at 4.30%

Highlights from this month's financial statements are the following.

- Overall net loss of \$6201.88 for the month of January 2023
 - Actual: \$326,105.78 Budgeted: \$332,307.66
- Administrative Expenses are \$2,047.73 over budget ending January 2023
 - Actual: \$40,549.40 Budgeted: \$38,501.67
- Maintenance Expenses are under budget by \$13,194.37 for January 2023
 - Actual: \$69,430.97 Budgeted: \$82,625.34
- Utilities and Other is under budget by \$13,246.80 for January 2023
 - Actual: \$8,419.87 Budgeted: \$21,666.67

Director at Large: Mr. Grimley shared that next week a bulletin will be sent of the social events survey and asking homeowners to participate for accurate data. Mr. Grimley gave an overview of the online security meeting held with Site Staff and Mr. Most from IT Department and an overview of meeting with two senior CINC representatives.

X. Reporting by On-Site Management

On-Site Manager – Dale Nusbaum

- Mr. Nusbaum presented the Tibbs proposal for the asphalt work at the main clubhouse in the amount of \$12,113.50. The BOD requested that at least 2 more bids be presented at the next BOD meeting.
- Mr. Nusbaum presented the F.H. FUR proposal for the HVAC cleaning at all three (3) clubhouses. This includes cleaning of the blower wheel assemblies, replacement of the capacitor and checking the refrigerant levels of all AC units.
 - Moved by Mr. Dykeman and seconded by Mr. Koukuntla, the LVII Board of Directors agrees to move forward with the F.H. FUR proposal in the amount of \$8,355.97
- Mr. Nusbaum and Mrs. Alejos discussed moving forward on furniture replacement in the clubhouse. The BOD requested exact dollar amount including tax and delivery fee at the next BOD meeting.
- Mr. Nusbaum presented the wet pound agreement between LVII HOA and LOCO. Mr. Koukuntla signed the agreement.
- Mr. Nusbaum reported that the process to turn on the irrigation system will begin March 13, 2023.
- Mr. Nusbaum presented the Viperfish swim team MOU that was reviewed by the BOD and needed to be signed by Mr. Koukuntla

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- Moved by Mr. Dykeman and seconded by Mr. Koukuntla, the LVII Board of Directors agrees to move forward with the Viperfish swim team MOU
- Mr. Nusbaum reported that the Evergreen Ridge Maple trees were all fertilized. Gloomy scales will be addressed in April and air spading will commence in May. Irrigation process to have them turned on will begin March 13, 2023.
- Mr. Nusbaum reminded the BOD that the spring fest will be held on April 8, 2023 and staff will begin preparations.
- Mr. Nusbaum present the contracts for the repair of the monument walls. The BOD requested that the contractors to separate the cost of repairs & sealing of the bricks.

Assistant On-Site Manager - Jeffrey Bowles, was not present during the meeting therefore he did not provide a report.

Gloria Alejos – Community Standards Advisor

Mr. Alejos provided the following summary of the prior month's activities: modification inspections: 184, tagged vehicles for parking violations: 07, ARC applications reviewed: 38 for the month of March, responded to various queries from homeowners: 134, resales inspections: 2 (02-01-23 to 02-28-23), and re-inspection: 1.

XI. Executive Session

At 09:08 PM, Mr. Koukuntla asked for and received unanimous consent to adjourn the regular session and enter the Executive Session for the purpose of discussing legal matters, and personnel.

XII. Adjournment

The Board returned to regular session at 9:28. Mr. Koukuntla then asked for and received unanimous consent to adjourn the meeting at 09:28 pm.

XIII. Next Meeting Date

The next meeting of the Board of Directors will be held on April 4th, 2023, at 6:30 p.m. at the main clubhouse located at 43100 Barnstead Drive.

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Respectfully submitted by,

Sreenivas Bhaskara
Secretary, LVII HOA

Date:

ATTEST:
