

**Minutes of the  
Second Gate Post Estates Homeowners' Association  
Annual Meeting  
April 13, 2005**

A quorum was established at the Sully District Building Community Room, the meeting began at 7:30 p.m. Board members present were Debbie Foster, Dan Cruz, Patricia Ferguson and Claire Morson. Bob Booth could not attend due to illness. Dwight Williams, ARB Chair also attended. Over 37 GPEII residents signed in and 13 proxies were mailed and received.

**Financial Report:** A copy of the Financial Report is available to any resident who requests a copy from Richard Fontenrose, the GPEII Treasurer. This financial report was composed by the outgoing Treasurer, Claire Morson.

Dan Cruz President, opened the meeting with a warm welcome and introduced Tim Hugo, our District State Representative. Tim shared his accomplishments and ongoing projects. He assured the audience that he will be having a town hall meeting to discuss all the accomplishments and issues that were addressed in Richmond.

Tim Hugo presented Dan with a Commendation from the House of Delegates Recognition award for his service to his community of GPE.

After thanking Mr. Hugo, Dan Cruz introduced Michael Frey, the Sully District Supervisor. Mr. Frey addressed the meeting covering issues that are affecting the district. Increasing tax assessments is an issue that has concerned everyone in Fairfax County. Mr. Frey indicated that property is assessed at full and fair market value. Citizens may appeal their tax assessments if they feel they are in error. He would like to see that the assessment be brought down to .98 cents rather than the going dollar. Mr. Frey is against some initiatives not being started to lack of money, he would prefer that cigarettes and recordation fees increase as a way to fund initiatives.

He also shared that Fairfax County has a declining commercial tax base which has created more dependency on residential taxes. Mr. Frey would also like to see monies for storm water improvements, affordable housing and other issues be the responsibility of the federal government. Fairfax tax monies should be going to Police, court clerks etc. to subsidize the cost of living here in the county.

The Hwy 28 interchange is on schedule and should be completed by Christmas. The McLearn Road and 28 interchange will be next.

The Cub Run Center is a little behind schedule. Construction is done, but the interior needs to be finished. The Center will host different types of pools, and a fitness center. A field house may be built (private/public entity) in the next two years by Cub Run Center. The private sector will build and the county will provide the land.

WHS is said to be the largest in the state, the expansion is dragging and hopes to be completed by September 2006. This expansion will officially house 3300 students.

A hearing to consider changing office space to residential has been deferred to make adjustments to the proposal.

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Cathy Smith is pushing to get space designated for a place holder for a possible new high school. The EDS fields is being considered as a location, they are now baseball fields. South Lakes High School will open 2008.

The public hearings for the TCP will be held on May 10, 2005 at Bull Run Elementary School. The community can come out and voice their concerns in 3 minute time periods. There will be no sign ups ahead of time.

Michael Frey did share his personal views on a few issues. He feels that Hwy 28, complete with fly over interchanges, cannot handle the amount of traffic over the next 20 years. He does feel that a TCP type of road will relieve congestion according to the comprehensive plan. Mr. Frey was asked whether he will sponsor a town meeting for feedback and he said that he did not have one planned nor has he read the EIS report. Dan Cruz suggested that he could maybe schedule a personal meeting with Mr. Frey and a few neighboring community representatives. Mr. Frey confirmed that to be a good idea and welcomed the opportunity.

At this time, Dan Cruz re-addressed some of the issues that were discussed at last year's meeting.

**ARB Report:** Dwight Williams described typical findings of a walk through and a brief description of how the ARB functions. He also shared that in all, the community was maintaining itself very well and that only two houses have issues at this time. The ARB meets on the second Tuesday of the month, spring through fall. He encouraged residents to send emails if anyone has issues with a neighbor.

Dan's final **President's Report** was published for the most part, in the GPEII's spring newsletter. He reiterated that the residents needed to continue to participate in the ARB. He also encourage everyone to do one thing so that all of us can make a difference in our community.

**New Business:**

Dan presented Ann Marie Calkins with the Shining Star award for community service above and beyond expectations. He also thanked Dwight Williams for his past efforts on the ARB and presented Dwight with a Clock in as a departing gift.

Also, at this time, retirement award clocks were presented to Dan Cruz and Claire Morson for their dedication and service to the Board. They will be missed upon their retirement of the Board.

Richard Fontenrose and Jan Guthrie were nominated to the GPEII's Board to fill positions vacated by Claire Morson and Dan Cruz. The nomination was seconded and accepted by the Board and residents in attendance.

**Open Floor:**

At this time Dan Cruz opened the floor for questions from the community. A neighbor asked about the land for sale off of Round Post. There is a five acre parcel that is up for sale for a custom home. They will not be obligated to join the HOA.

Another issue presented was the gaps that were appearing around some of the drainage ditches. There is concern that they could pose a hazard. It was decided that a list should be compiled of decaying drainage holes and the Board notify the appropriate authorities for repair.

The neighbors of the Jade Post pipe stem voice concerned over their lack of road maintenance on their pipe stem. Follow up is needed by the new board to address this issue.

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A request for some type of tot lot was voiced. Dan Cruz responded with concerns of who would be liable in case of injury and so forth. The HOA's fees would have to increase to accommodate an increase in liability insurance. It was suggested that the community conduct a survey.

The date for the next monthly meeting of the GPE will be in May, 2005 at the home of Pat Ferguson. The date will be decided at a later date.

The meeting adjourned at 9:00 p.m.

Submitted

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Patricia Ferguson, Secretary

Accepted

By: \_\_\_\_\_ Date: \_\_\_\_\_  
President