

Sommerville Homeowner's Association Board Meeting
December 10, 2024, at 7 p.m.
(Meeting held via ZOOM)

MEETING MINUTES – CORRECTED after approval.

Incorrect information in Board Business is indicated by highlighted mark-through. Correct address appears immediately after.

The meeting was called to order at 7:01 by Geoff Swanson. Those attending were Carolyn Dawson, George Altmann, Aaron Edmonds, Derek Coldiron, Kristen Wells, Judy Hemler, and Marci Swanson. All Board members were present.

Approval of Minutes - No November Meeting In lieu of Annual Meeting. Those minutes will be submitted separately.

The Treasurer's Report was submitted by outgoing Treasurer, Samantha Call. The report was unanimously approved.

Langley Federal Savings

11/1/2024 Beginning Balance	25.00	
Income		
	-	
Total Income	-	
Expenses		
	-	
Total Expenses	-	
11/30/2024 Ending Balance	\$ 25.00	

Langley Federal Checking

11/1/2024 Beginning Balance	38,872.01	
Income		
Total Income	-	
Expenses		
11/5/2024	(209.18)	Utilities - Dominion Energy
11/19/2024	(18.91)	Legal Fees - TA&A Credit Check
11/19/2024	(184.69)	Dues & Subscriptions - Zoom Reimbursement
11/19/2024	(185.00)	Landscaping - AquaPro Sprinkler repair
11/19/2024	(1,425.83)	Landscaping - Greenskeepers Landscaping
11/19/2024	(5,361.86)	Pond Maintenance - Solitude Lake Management - Nov Payment & Fountain Repair
11/22/2024	(231.80)	Postage - PO Renewal & Stamps for Assessment Mailings
11/23/2024	(71.00)	QuickBooks Subscription Fee
11/27/2024	(80.00)	Dues & Subscriptions - VA DPOR Fee
Total Expenses	(7,768.27)	
11/30/2024 Ending Balance	\$ 31,103.74	

Langley Federal Money Market

11/1/2024 Beginning Balance	25,260.09	
Income		
11/30/2024	20.78	Deposit Dividend 1.000% Annual Percentage Yield Earned 1.00%
Total Income	20.78	
11/30/2024 Ending Balance	\$ 25,280.87	

Langley Federal Certificate of Deposits

11/30/2024	18,904.64	12 Month CD - Deposit Dividend 4.170% Annual Percentage Yield Earned 4.25%
11/30/2024	18,886.80	24 Month CD - Deposit Dividend 3.690% Annual Percentage Yield Earned 3.75%
11/30/2024	18,881.23	36 Month CD - Deposit Dividend 3.540% Annual Percentage Yield Earned 3.60%
11/30/2024	18,877.88	48 Month CD - Deposit Dividend 3.450% Annual Percentage Yield Earned 3.51%
Total CDs	\$ 75,550.55	

- The July – December Assessment mailing went out on 30 November 2024 from at the Seaford Post Office. Electronic invoices were sent on 1 December 2024. Assessments are now coming in.

ARB – Derek Coldiron

- ARB Approvals
 - A request for a shed at 303 Simmons was approved.
- Other issues
 - Derek is relocating to Ohio, so a replacement is needed to take over as Chair for the ARB. He will contact other members of the Board and report back to the Board in January.
- Home Sales:
 - 107 Ludlow Dr closing 10 December 2024. Resale certificate sent. No new owner information was received.

Committee Reports

- **Welcoming – Frank Lane**
 - No report
- **Neighborhood Watch – Frank Lane**
 - No Report
- **Hospitality – Cheryl Barnard & Jeanne Grinnell**
 - Sympathy card was sent to
- **Beautification – Joyce Frink**
 - No report

Board Business

- Welcome new Board member: Aaron Edmonds
- Pond Repair/Sprinkler Maintenance – George/Geoff
 - The sprinkler system was winterized the last week of November.
- Grounds Maintenance – George
 - George was looking into the requirements of the Grounds Maintenance contract to verify that it included trimming the trees in the common area, leaf removal, and taking care of the foliage around the pond.
- Light in second median
 - Electrical receptacles should be operational in the medians by the second week in December
 - The burned-out light will be replaced when the receptacles are installed.
 - The Board needs to discuss replacing the existing bulb with LEDs
- Other Board Items
 - Board will investigate who is responsible for assessments and maintenance of 249 119 Sir John since it has been foreclosed by HUD. (Incorrect house number was corrected on January 15, 2025.)
 - Since Marci is leaving as Association Secretary, the Association needs to set up its own ZOOM account through the official Gmail account.
- Determine officers for 2025 Board of Directors
 - New officers for the 2025 Board of Directors will be determined at the January meeting.

Next Meeting – Tuesday, January 14, at 7 pm, via ZOOM.

Meeting Adjourned at 7:42 pm

Email Addenda on next page for payment to Monarch Electric for electric service and receptacle installation in the Sommerville medians.

On Dec 13, 2024, at 08:51, Sommerville AR <sommerville.ar@gmail.com> wrote:

Morning,

We received the below and attached invoice from Monarch Electric for \$575. Please approve accordingly, as there is no written approval on file for this amount. It will be paid this month provided the approval is received prior to 15 December 2024.

Best,

Sam

From: Geoff Swanson <gswanson44@gmail.com>

Sent: Friday, December 13, 2024 9:26 AM

To: Sommerville AR <sommerville.ar@gmail.com>

Cc: Carolyn Dawson <gcjkdawson@yahoo.com>; George Altmann <gd_althmann@hotmail.com>; Marci Swanson <mamswanson@cox.net>; thehemlers@cox.net <thehemlers@cox.net>; kristin.k.wills@gmail.com <kristin.k.wills@gmail.com>; arron.edmonds1999@gmail.com <arron.edmonds1999@gmail.com>

Subject: Re: **APPROVAL REQUIRED** Monarch Electric

I approve

Geoff

On Fri, Dec 13, 2024 at 10:24 AM Gary Dawson <gcjkdawson@yahoo.com> wrote:

I approve.

Carolyn

[Yahoo Mail: Search, Organize, Conquer](#)

On Fri, Dec 13, 2024 at 9:37 AM, George Altmann

<gd_althmann@hotmail.com> wrote:

I approve

George