

Rhygate Homeowners' Association

Minutes of the Annual Meeting

October 22, 2024

The Rhygate Homeowners' Association (RHA) met at the Springfield Golf & Country Club at 7:00 pm on Tuesday October 22, 2024 at the Springfield Golf & Country Club (SGCC), 8301 Old Keene Mill Road, Springfield, VA. A quorum having been verified by Director Dave Drago called the meeting to order at 7:10 pm. Dave Drago, Ryan Strandlund, Kim Wasson, Dottie Thomas, Valerie Coles, Glenna Boyd, Kevin Goodale, Anna Gugliotti and Erna Seals were present.

The agenda for the meeting included:

- Determination of a quorum (25 members and/or proxies)
- Discussion and Approval of the 2023 Annual Meeting Minutes (enclosed separately)
- President's Report
- Report on the Budget
- Proposed Budget, 2025 Fiscal Year
- Infrastructure Report
- Approval of the Annual Assessment
- Old Business
- New Business

To ensure a productive and orderly meeting, each homeowner should become familiar with the attached documents.

Approval of the Minutes for the 2023 Annual Meeting

Director Drago asked if there were any questions about the Minutes from the 2023 RHA Annual Meeting as received. Mr. Bob Brown motioned to approve minutes and Mr. Scott Erskine seconded.

The Minutes were approved unanimously.

President's Report

Mr. Drago provided a detailed presentation of the rules and history behind the election of Board members based on inquiry from homeowner and presented a new way forward. In addition, Director Drago reviewed main activities completed in the neighborhood during this year as well as what remains for 2025. In addition, discussed how the infrastructure needs have driven us to where we are today based on the Budget.

Report on the Budget & Proposed Budget, 2025 Fiscal Year

Mr. Dave Drago presented the proposed Budget & Assessment Report. Operating expense went up \$80 per household mainly due to the Bladerunner 5-year contract renewal and increase.

Passing of the Proposed Assessment, 2025 Fiscal Year

Motion was made from the floor to approve the annual assessment fee increase to \$570 per quarter for the next fiscal year. The budget, as presented in the annual meeting packet, was based on the upcoming increase in lighting and asphalt costs, and other services used to maintain our neighborhood.

Mr. Tim Hall made motion to approve, and this motion was seconded by Mr. Scott and majority approved.

Infrastructure Report

Director Drago presented infrastructure priorities and what was done.

Rolling road

Director Drago reviewed the Rolling Road plans and brought up the fact we need to move the bus stops at some point for the kids. He also thanked all of the volunteers from Ground Maintenance and Social committee.

New Business

Mr. Dave Drago discussed an update on Rolling Road. The floor was opened to homeowners to address any concerns in a forum format. The following were highlighted questions/concerns that were asked:

- Parking – Janna and Suzie mentioned that people should be using guest spots as opposed to the middle of the street and noticed that a some of the residents take up parking spots with extra cars.
- Homeowners asked for a photo of what the wall might look like and post it on website.

Director Drago thanked everybody for coming and moved to adjourn the meeting. Ms. Claire Giambastiani motioned to close the meeting, Mr. Bob Etchinson seconded it, and the closing was approved unanimously at 8:14 pm.