

LENOX PLACE

S U N N Y S I D E

Homeowners Association, Inc. Board of Directors Meeting Minutes November 26, 2012

The regularly scheduled meeting of the Board of Directors for November was held on Monday, November 26, 2012. The meeting was called to order at 7:01 p.m. by Lewis Jackson at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

Board Meeting Attendance:

Present: Lewis Jackson - President, Jack Stevens – Vice President, Jim Rorke – New Member, Treasurer, Ken LaVolpe – Secretary, and Randy Lyon - Capitol Management

Absent: Sven Dharmani – New Member

Alexandria City Law Enforcement Report:

- Sgt. Jose Garcia from the Alexandria Police Department was present and provided general updates for the Alexandria City Manager area.
- A holiday reminder that packages thefts, thefts from unlocked vehicles and pick pockets in and around shopping centers is not uncommon during the holiday season. Please remain alert and take special consideration.
- APD continues to stress that residents should not keep items of value in the car that can easily be seen, including GPS devices, sunglasses, owner's manuals and garage door openers that might be hanging from the visor.

Residents Open Forum:

- No residents present

Financial Report – Randy Lyon (Capitol):

Investments:

On October 31, 2012, the Association had operating and investment funds totaling \$531,208. There are \$509,710 in laddered CDs and investment funds. Total operating assets has a balance of \$21,498.

Balance Sheet:

The Accounts Receivable Residential Assessments account as of October 31, 2012 was \$112,850.

Accrued Reserves total \$675,549 and are fully supported by cash and investments. This signifies that the Association is in a healthy financial position.

Income Statement Report:

The Income Statement Report reflects a year-to-date income of \$116,929 which is \$1,411 below the budgeted amount of \$118,340. The year-to-date expenses are \$113,937 which is \$2,903 under the budgeted amount of \$116,840.

Overall there is a positive variance between year-to-date income and expenses in the amount of \$1,492. As always, we will continue to closely monitor the monthly expenses for the association to insure effective fiscal management.

Committee Reports:

- A. Landscape Committee – Lewis Jackson:
 - Nothing to report.

- B. Architectural Review Committee –Jack Stevens:
 - ARC is looking for at least one more resident to join the ARC and would prefer to get a resident from Elbert to join to provide a broader prospective. Any interested resident please contact Aaron West at awwest5@gmail.com or at 703-638-5660
 - Next ARC meeting January 22, 2013.
 - ARC did not meet but electronically reviewed and discussed the following VARs (Details are contained in the ARC monthly meeting minutes):
 1. 3825 Courtland : VAR dated 11/13/2012, Replacement of a garage door with a Amarr Stratford Collection (Steel 3000). Approved
 2. 3807 Charles: VAR dated 11/02/2012, Repaint the garage door to match the color of the house’s trim. Approved with conditions (*The garage door should be painted to match the trim not the required color if the trim is non-conforming*)

- C. Parking Committee – Lewis Jackson:
 - Nothing to report.

- D. Newsletter Committee – Lewis Jackson:
 - We’re looking for people to volunteer for the newsletter committee.

- E. Community Relations Committee – Jack Stevens:
 - Arlandria-Chirilagua Business Association Celebrating 1-year Anniversary.
 - Event benefitting Community Lodgings, \The event is scheduled to run from 6 p.m. to 8 p.m. Tuesday at the Four Mile Run Park Building, located at 4109 Mount Vernon Ave. The event will feature live music and food from local restaurants.

Old Business:

- A. 2013 Annual Budget
 - Move to: Approve 2013 Budget
 - Moved by: Lewis Jackson
 - Seconded: Ken LaVolpe
 - For: All
 - Against: None
 - MOTION PASSED**

- B. Landscape Contracts
 - Three proposals provided for review.
 - Move to: Give notice to Valley Crest of termination of contract
 - Moved by: Lewis Jackson
 - Seconded: Jim Rorke
 - For: All
 - Against: None
 - MOTION PASSED**

- C. Entrance lighting repair
 - Additional proposals to be provided before the next meeting

New Business:

A. Church Donation

Move to: Approve \$500 donation to Beverly Hills United Methodist Church

Moved by: Ken LaVolpe

Seconded: Lewis Jackson

For: All

Against: None

MOTION PASSED

Executive Session

A. Entered into Executive Session to discuss delinquent accounts at 8:18pm and ended at 8:25pm

Move to: Continue with all actions from Executive Session

Moved by: Ken LaVolpe

Seconded: Lewis Jackson

For: All

Against: None

MOTION PASSED

Adjourn:

Move to: Adjourn at 8:27 p.m.

Moved by: Ken LaVolpe

Seconded: Lewis Jackson

For: All

Against: None

MOTION PASSED

Minutes prepared and submitted by: Ken LaVolpe, Secretary

Minutes to be approved at the January 28, 2013 Board Meeting