

November 23, 2015 Meeting Notes, as Amended – 2-11-2016

Lenox Place Homeowner's Association Board of Directors Meeting Minutes Monday November 23, 2015

Call to Order:

The November meeting of the Board of Directors was held on Monday, November 23rd, 2015. The meeting was called to order at 7:02 p.m. by Jim Rorke at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE:

Present Jim Rorke, Bella Vulchanova, Heather Herndon, and Rose Bailey - Capitol Companies

Open Forum: No one present so we start with the next item or Reorganization.

Reorganization:

Jim offers to be President, Bella Vulchanova offers to be Treasurer and Heather offers to serve as Recording Secretary. Jim moves 1st Motion to reorganize and Heather seconds the motion. The motion is passed. Rose Bailey will provide the terms to reorganization.

Lewis Jackson member at #503 Shorter Ln brought several items under discussion:

- The website was not updated since 2014 and the meeting minutes from the last 4 months are missing.
- The drainage problem was not completed although it was said to be completed in 2 weeks after deposit was made.
- There is a \$60,000 discrepancy that occurred in the meeting minutes of a previous meeting minutes of this year. Board talked about acknowledging the discrepancy officially in the next meeting to eliminate confusion and reference to that fact.
- Brought up a \$1500 refund that was due to Lenox Place from the previous snow removal contract. Rose confirmed that the refund will occur in the near future. The list of ongoing items that are incomplete or tabled should be identified in minutes and or elsewhere for reference to new members of the community. Board agreed that Ken needs to provide the previous meeting minutes. Ken would also try to provide the login information to the website otherwise Bella would call the web host and gain access to the account.
- Mailboxes need replacement

It was mentioned that 65 people have not applied for their new parking passes. Other people have received what was distributed today/Monday 11/23/2015.

Proposed Budget:

Proposed budget is to go out to residents by December 1st 2015.

Lewis pointed out that \$50,000 in deficit exists on balance sheet.
We discussed to raise the association fee stating that the maximum amount is 5% raise.
Jim moved to raise the association fee to \$100 or 3.09%, Heather seconds the motion.
The motion to increase the HOA to \$100 is passed.

Heather: Stated agenda was not provided for the board meeting. Bella also mentioned that she was looking for an agenda prior to the meeting which was not provided.

New Snow Removal Contract:

Rose confirmed she was able to identify only one provider quote for snow removal this year and that we do not have time to shop for other quotes.

Bella: Motions to accept the VCI contract. Jim seconds the motion, motion passes.

Drainage:

Heather: Stated that drainage issues exist and houses are flooding.

Rose Bailey agreed to provide the board with the report of the Erosion Study that was completed in 2012.

Beverly Hills Church:

Jim motions to donate \$700 to the church. Heather second's the motion, motion passes.

Leaf Cleanup:

Lewis pointed out that leaves were only cleaned once this year and that they should have been cleaned 3 times.

The board agreed that they need one of the board members as an ARC liaison to make sure ARC follows the Lenox Place agreements in its rulings.

The board needs a list of the ARC members and their contact information (addresses phone numbers)

The board also agreed that they need volunteers to help with the projects such as the website and newsletters, and other community material, etc.

The board acknowledged that it would be beneficial to state what is needed from volunteers in the next newsletter including new board members.

Next meeting date was proposed to be December 14th

Meeting adjourned at 9:05 pm.