

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

January 25, 2010

The regularly scheduled monthly meeting of the Board of Directors for January was held on Monday, January 25, 2010. The meeting was called to order at 7:02 p.m. by Jack Stevens at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE:

Present: Jack Stevens –President, Kevin Beekman –Vice President, Melissa Russell –Secretary, Lewis Jackson-Member at-large, Tom Fitzgerald-Treasurer, Bob Mikulski –Genus Property Management

MEETING MINUTES:

The minutes for the November 30, 2009 Board meeting were reviewed in advance by all present Board members.

Move to: Approve the Board meeting minutes from November 30, 2009.

Moved by: Kevin Beekman

Seconded: Lewis Jackson

For: All

Against: None

MOTION PASSED

GUEST SPEAKERS:

Sergeant Jose Garcia, Alexandria City Police Department gave the community an update on recent law enforcement activity in the Sunnyside area and Alexandria City in general. He talked about the Residential Police Officer (RPO). We currently have a non-resident RPO - Matt Kremerik. The concern regarding who will pay for utilities was resolved by a memo from Mildrilyn Davis.

RESIDENTS OPEN FORUM:

The public forum opened at 7:12 p.m.

Chuck Finke, 3836 Charles and Ken LaVolpe, 3830 Elbert Avenue attended for situational awareness.

No discussion for residents open forum.

COMMITTEE REPORTS AND DISCUSSION:

Landscape Committee:

Tom Fitzgerald is the liaison to the landscape committee. Leland Cypresses have fallen. There are questions regarding who's responsible. It was agreed to revisit and discuss at a later time.

Neighborhood Watch Committee:

Kevin is the NWC liaison. Kevin brought up the legislation introduced by Delegate Englin giving non-resident individuals barred from public housing the right to appeal their barment and the public opposition expressed by PBA, APD and City Council .

Newsletter Committee:

Melissa is the BOD liaison. There was discussion regarding a quarterly bulletin/flyer. Standard information to be provided for both website and bulletin. Lewis suggested everything that should go on the website is in the revised Homeowners Welcome Packet.

Community Relations Committee:

1. Discussed the Arlandria Implimentation Group. Kevin and Melissa met with members of council and business owners to discuss support for development and latitude for zoning. Discussed various development prospects in the neighborhood to include the Del Ray Calvert redevelopment.
2. Kevin and Melissa suggested changing the LPAS meeting in November in order to attend the ARHA board meetings and stay on top of the development and additional housing coming into the community. Three alternative dates to be researched and presented by Bob Milkulski. Requesting the 4th Tuesday of the month - we need two or three dates to see if the church is available.
3. February planning docket includes outdoor dining at Chez Andre.

Architectural Review Committee:

1. Lewis is the ARC liaison and stated that currently we do not have an ARC. To date, we only have one official member of the committee - Jim Russell.
2. Given the lack of ARC standing, Lewis believes the Board should act as the ARC. The level of formality of the ARC should mimic the LPAS Board: i.e., maintaining minutes, open meetings, etc. Jack pointed out that there would be no appeal process for residents if the Board were the deciding entity. Level of scrutiny might be compromised. As the process stands, homeowner could come to the Board on an appeal and we can overturn what the ARC has to say. ARC also has to have access to information from the Board. Lewis suggested the process needs to be streamlined. Molly will return March 1st. Bob will check with Chadwick to see who can brief the Board on fiduciary responsibility. Bob will contact and provide response prior to February meeting.

Parking Committee:

1. Lewis Jackson is the parking liaison. Sherwin Lee volunteered to watch Courtland. Howard Gentry will cover the far end of Charles. Should the parking policy be revised? Lewis suggested that people with two car garages should not use the common parking spots.
2. Kevin noted that several residents had this concern previously - that people used the common parking on a regular basis. The best policy they came up with was to swap tags every year so the tags could not be passed on. They had also considered warning notices by parking committee which Lewis has already implemented. Concern is that spaces are being abused by homeowners. Two different types of tags were an additional suggestion.
3. Bob said we can't discriminate based on who has garages. Kevin suggested in addition to the tag that tokens be used - pay per use. It may be helpful to text or e-mail individuals when they are in violation. Jack said we used to educate our neighbors that there is a shortage of parking spots. The other POV was sharing tags was a good idea so you can have a party (K).
4. There are similar issues elsewhere. The policy is being reviewed by Kevin.

FINANCIAL REPORT:

We are \$6475 over budget for snow removal. Heavy equipment was used during the snowstorm. Sidewalks were shoveled. The contract says we are required to have them. Lessons learned - we need more bids and to negotiate the 20% surcharge for over 8 inches of snow.

December statement – current status -we are even except for snow removal. Bob noted that we're still under for landscaping. Going forward, do we have to cover last year's losses? Bob says no. What do we have to be prepared for? We have to stay on top of the snow removal and consider sending them home after 8 inches. Removal should be reviewed when the City waives enforcement of ordinance during blizzard conditions - we could have slid as far as enforcement. Better communication with the city will help in the future.

OLD BUSINESS:

1. Bob reported that we don't need permits for signs on Elbert and Shorter Lane. Proposal is pending. Potential vendor did not attend meeting. Bob will provide contact to Melissa for follow up and check for lighting for sign as well!

2. Pine Ridge- Last bit of leaves are pending - details from Kevin. They need to do a clean up. We probably need three clean-ups, the last one was done by Andres. We should get ready to do seeding NOW! Snow killed some grass. There's standing water by Judy Connolly's house area behind 3900 block of Charles and 3900 block of Courtland. Along 3828 Charles and up at Elbert/ West Glebe, the grass hasn't taken and we need to seed to avoid erosion. No homeowners are maintaining because units are rented.
3. ACC Inspections- These have not been updated. Bob will update.
4. Need to contact the power company and ask for the charge to reestablish the connection once the post has been moved. Bob - update calendar. Replace Street Light Growing into Tree - Bob has had no luck with lighting. That issue is still pending
5. ARC Charter - Needs work - Lewis is the lead on this. Our Chadwick lawyer should weigh in on the ARC. The ARC was supposed to review and approve variance requests. The Board should address issues and complaints by residents as a recourse. Kevin thinks the appointment to the ARC should be formalized. Jack said the original Charter was approved by Ken Chadwick. Lewis said we need to know about membership appointment , approval process, allowing ARC to approve and Board for appeals. Lewis will work with Bob and the lawyers prior to next month's meeting.
6. Website will be rolling out this week.
7. Dog poop sign pending for Judy Connelly's house was delayed due to snow. Lewis is using spray paint to mark the area

NEW BUSINESS:

1. Welcome Packet. The newer, nicer Welcome Packet will be available on the website.
2. Sales of home. Need to update reviewed packet.
3. Meeting time/date - we are currently scheduled on the 4th Mondays.

Move to: Change the meeting to the third Monday of every month starting in February. Send a flyer to residents. Consider signs to announce meeting time at ends of Elbert, Shorter and Charles.

Moved by: Jack Taylor

Seconded: Melissa Russell

For: All

Against: None

MOTION PASSED

4. Lewis requested PDF version of packets. Bob will provide them in the future.
5. We need July minutes. We need to find both June and July minutes .
6. It was discussed to move the winter party to spring. Possible locations - outside, at Birchmere or a huge block party. Move discussion to February.

Adjournment

Move to: Adjourn at 10:00 p.m.

Move by: Kevin Beekman

Seconded: Jack Stevens

For: All

Against: None

MOTION PASSED

Minutes were prepared by: Melissa Russell - Secretary

Minutes were approved at the Feb 2010 Board of Directors Meeting.

Submitted by: Melissa Russell - Secretary