

LENOX PLACE
S U N N Y S I D E
HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 28, 2010

The regularly scheduled monthly meeting of the Board of Directors for June was held on Monday, June 28, 2010. The meeting was called to order at 7:03 p.m. by Kevin Beekman at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE:

Present: Kevin Beekman –Vice President, Melissa Russell – Secretary, Lewis Jackson-Member at-large, Greg Lawrence - Capitol Management

Jack Stevens –President was out of town

MEETING MINUTES:

The minutes for the May 2010 Board meeting were reviewed in advance by all present Board members.

Move to: Approve the Board meeting minutes from May 2010.

Moved by: Melissa Russell

Seconded: Lewis Jackson

ALL APPROVED

MOTION PASSED

OPEN FORUM:

Jim Rorke turned in receipts from the yard sale for reimbursement. He noted that garbage cans are being left out and yards behind some homes need some work. He requested status of the annual inspection. He submitted an ARC variance request to replace his garage door.

Les expressed concern over towing policy being enforced under new management- his car got towed. Greg is aware that the towing signage needs to be changed. Management said going forward towing will be enforced.

John Peterson is throwing his hat in the ring for open board position. He retired from the USAF and as George Mason Director of Federal Division. There is a street light out on Charles Avenue... might be ours, might be city's.

Due outs from Open Forum: reimburse Jim, address violations, update towing signage, vote for Peterson, and address street-lamp.

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.

During the past month, there has been an upward trend in calls for service. Representatives of the Planning and Zoning Department went to Cerro Verde. They want the police to step in as the establishment has stopped providing a police officer. The VABC haven't had any code compliance walks of late.

COMMITTEE REPORTS AND DISCUSSION:

Landscape Committee:

1. Nathalie Simon reported on the beautification challenge. The Mayor and City council members attended, as well as Lewis and Melissa. The winners were: most creative was 3918 Charles, most colorful was 3800 Charles, and best composition was 3807A Elbert Ave. An honorable mention was awarded to 3920 Charles for the hanging tomato plant.
2. Walkabout - asked for proposals of Valley Crest, received 5. Discussed 4 proposals. 49170, 4971 were recommended. Removal remainder of 2 pine trees at 3828 behind Courtland Circle and Elbert which were snapped in two. The other two proposals are to beef up the entrance ways at Glebe Road, they are looking sparse. He was suggesting we move annuals to the front. Proposal is short on detail - looking for something concrete. It's too hot right now. Looking at fall planting proposal. Replace some of the Leland cypresses suggested Green giant arborvitae. Not ready to plant or pay. Spoke of proposals regarding replacement of knockout roses that died - it came later so has not been determined. Liriope suggestion - might work better than grass. 2 items for Les - the removal of the bamboo at top end of Courtland Circle. We didn't plant it but it ended up there...
3. Landscape committee is comprised of Nathalie Simon, Jim Rorke, Susan Swift, and Lina Sevallano.
4. There is concern about banning invasive species and we need a list from Valley Crest on what they won't maintain.

As a result of the discussions, there were three actions.

1. Move to: Approve tree and stump removals up to \$1000, subject to final approval of management and board.

Moved by: Lewis Jackson
Seconded: Kevin Beekman
ALL APPROVED

MOTION PASSED

2. Move to: Approve planting of knockout roses in Courtland Circle and annuals at entrances up to \$3000 subject to final approval by management and board.

Moved by: Lewis Jackson
Seconded: Kevin Beekman
ALL APPROVED
MOTION PASSED

3. Move to give permission to remove Holly at 3923 Charles.

Moved by: Lewis Jackson
Seconded: Kevin Beekman
ALL APPROVED
MOTION PASSED

Neighborhood Watch Committee:
Kevin is the NWC liaison.

Newsletter Committee:
Melissa is the BOD liaison.

Community Relations Committee:

Architectural Review Committee:
Jack is the ARC liaison.

Parking Committee:
Lewis is the BOD liaison.

1. 10 cars have been towed. There have been 2 cars in fire lanes and renters with multiple people, multiple cars. Violation notices had been provided. Ken Chadwick has some concerns about raising parking fees and needs to talk about rental units.

FINANCIAL REPORT:

As of May 31st. Utilities are under budget. Contract - snow removal is over. Administrative is under. YTD -15,___ CDs maturing. This is Genus's last month of financials. What options do we have to make payments? Status of bank accounts: roll over. Special assessments we need 60% response... thought we had enough in reserves. We are still under budget on tree maintenance. A lot of people are concerned about landscaping. Suggested raising the price of reserved parking spots. Greg received 10 boxes from Genus today. How do we move toward a new reserve study or an update... or new for a \$5000 - may

require a meeting with the person who did the reserve study. Need some more proposals to determine whether to move toward a new reserve study or an update... (suggest a short discussion on the audit, need for a reserve study, and just make this paragraph read a little easier)

Suggested update:

Capitol Management received ten boxes of records from Genus Management today. The information exchange also included Genus' final Monthly Financial Report. Due to the late receipt, that Report was not included in the Board packet. There was a short discussion on the Ahlberg letter concerning the audited financial statements. Capitol will take action to have the letter correctly addressed to them, will provide responses to Ahlberg's questions, and brief the Board at the next meeting. There was concern expressed due to the over budget snow removal charges which we incurred. Questions were asked about special assessments but it is believed that a 60% favorable response is required for approval. There is concern on landscaping. We are currently under budget on tree maintenance so can do more for that area. A question was then raised about our reserve funds. Do we need a new reserve study, an update, or what? Greg was asked how the Board takes that action. He recommended getting a proposal for a new reserve study at a possible cost of around \$5,000. We probably need more proposals to determine whether to move toward a new reserve study or an update.

OLD BUSINESS:

1. Stone Mason/Lighting – Greg is looking for contractors who can provide the type of signs tht we want at the entrances. Lighting is out at entrance to Charles. Greg reported that it had been fixed but he'll have it checked again.
2. Violations for ACC - renter. (Needs expansion)
3. Dog station – The dog station and the sign were installed . Les agreed to address trash receptacle as part of his responsibilities There is a sleeve containing bags. Les agreed to install bags and remove poop weekly.
4. Website: online payment options, Welcome packet is being updated

NEW BUSINESS:

1. National Night Out (NNO). NNO will be on Tuesday 3 August 2010. Preliminary planning was discussed. The first concern is getting food ordered from Red Hot & Blue. Kevin volunteered to complete the ordering.

Move to approve up to \$1000 for Red Hot and Blue for National Night Out.

Moved by: Melissa

Seconded: Kevin

Discussion: Discussed that details of responsibilities would be ironed out at July meeting.

ALL APPROVED, MOTION PASSED

2. Greg received the draft report of the audit that was requested in response to the previous management company. Greg said he would follow up and respond to the auditor's questions. Will have status at July meeting.
3. Hole in Dog run – In the area of the Dog station, dogs have dug several holes. Contact Les and have him fill in the holes.
4. Streetlamp out on Charles – check which number pole. Then, have Greg send out a repairman.
5. Gator bags – need to have Les install one behind 3942 Charles (Andrea) and behind 3824 Charles (Joseph)

1. Adjourn

Move to: Adjourn at 9:45 p.m.

Move by: Melissa Russell

Seconded: Lewis Jackson

For: All

Against: None

MOTION PASSED

Minutes prepared by: Melissa Russell - Secretary

Minutes will be approved at the July 2010 Board of Directors' Meeting.

Submitted by: Melissa Russell - Secretary