

LENOX PLACE

S U N N Y S I D E

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, June 23, 2014

CALL TO ORDER

The June meeting of the Board of Directors was held on Monday, June 23, 2014. The meeting was called to order at 7:03 p.m. by Lewis Jackson at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE

Lewis Jackson, President – Present
James Mehta – Treasurer – Present
Rose Bailey, Capitol Companies – Present

Sven Dharmani, Vice President – Present
Ken LaVolpe, Secretary – Present
Jim Rorke - Member-at-Large – Present

LAW ENFORCEMENT REPORT

- Sgt. Jose Garcia and Capt. Torres, from the Alexandria Police Department were present and provided general updates for the Arlandria City Manager area. Capt. Torres is the new District commander for sector two.

OPEN FORUM

- Jack Stevens – 3834 Charles – Requested that the landscaping company clear magnolia and other leaves/debris from the property.

APPROVAL OF MEETING MINUTES

The May 27, 2014 Board of Directors Meeting Minutes were reviewed by each Board Member.

Move to: Approve Meeting Minutes from May 27, 2014.
Moved by: Lewis Jackson
Seconded: Ken LaVolpe
For: Lewis Jackson, James Mehta, Ken LaVolpe, Jim Rorke
Against: None
Abstain: Sven Dharmani
Motion PASSED

FINANCIAL REPORT

For reporting period ending March 31, 2014, the Association had:

| ASSETS | | RESERVES | |
|---------------------|---------------------|----------------|--------------|
| Operating Assets | \$49,689.83 | Total Reserves | \$601,919.72 |
| Investment Funds | \$513,838.32 | | |
| Accounts Receivable | \$3,320.37 | | |
| Total Assets | \$566,848.52 | | |

INCOME STATEMENT

| Reporting Period | Budget | Actual | Variance |
|--|-------------|-------------|-------------|
| Income | \$12,271.50 | \$12,036.02 | -\$235.48 |
| Expenses | \$12,271.50 | \$13,850.51 | -\$7,505.14 |
| We have a reporting period deficit of | | | \$7,7505.14 |
| Year-to-date | Budget | Actual | Variance |
| Income | \$61,357.50 | \$60,851.64 | -\$505.86 |
| Expenses | \$61,357.50 | \$68,751.38 | -\$7,393.88 |
| Overall, we have a year-to-date deficit of | | | \$7,899.74 |

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – RORKE

- Landscaping contractor has been arriving on schedule to maintain the property.
- We are reviewing the several drainage problems community wide.

ARCHITECTURAL REVIEW COMMITTEE – SVEN

- Most VARs are now being processed within 30 days and there are no current backlogs.
- ARC has drafted recommendations for guidelines and replacement specifications for windows and garage doors.

PARKING COMMITTEE – JACKSON

- Nothing to report

COMMUNITY RELATIONS COMMITTEE – LAVOLPE

- Committee recommends that residents utilize the Call.Click.Connect system for any City Issues, <http://request.alexandriava.gov/> or 703.746.HELP (703.746.4357)

OLD BUSINESS

- HOA declarations update
 - Draft declarations have been finalized and we will have a special meeting on July 28th, 2014. There will be notification by mail to all home owners.
- 2014 Replacement Specification & Guidelines Update
 - Will be presented during Executive Session
- Spring Landscape Improvements
 - No status update reported by committee liaison
- Parking Lot & Concrete Repair
 - Recommendation to split paving operation into two operations to alleviate parking concerns.
 - Contractual issues related to repair work to be discussed in Executive discussion
 - Project has been severely delayed and to date has not been completed per statement of work
 - Pavement sealing project on hold until project leader and management provide clarity
- Irrigation Leak and Start Up
 - Landscape Liaison inquired about the need to add some hose bib attachments to provide for additional water access behind signage on W. Glebe
- Annual Inspections
 - Tentatively scheduled to be completed by July 18, 2014 which will reflect new specifications
- National Night Out
 - James Mehta and Ken LaVolpe to take lead on organizing with volunteers. Primary volunteer: Meredith West

Move to: Approve National Night Out budget of \$2,000.00

Moved by: Ken LaVolpe

Seconded: Lewis Jackson

For: Lewis Jackson, James Mehta, Ken LaVolpe, Sven Dharmani

Against: Jim Rorke

Abstain: None

Motion PASSED

NEW BUSINESS

- Drainage Proposals

We only have two proposal which may not address all community areas.

Ken LaVolpe will create a statement of work to obtain apples to apple comparisons from others.

b. Remaining Board Calendar

Proposed activities presented for the remainder of the year. Website calendar will be updated.

c. Elbert Signage Replacement

Elbert Ave on East side of Elbert wooden sign rotted and was damaged. LPAS removed the sign

Homeowner is willing to discuss installation of a wall and sign in the replacement

Capitol will obtain a preliminary quote.

EXECUTIVE SESSION

Entered into Executive Session to discuss HOA declarations, replacement specifications, ACC/ARC guidelines, concrete/paving contract at 8:33pm and ended at 9:38pm

Move to: Enter into Executive Session

Moved by: Lewis Jackson

Seconded: Ken LaVolpe

For: All

Against: None

Motion PASSED

ADJOURN

Move to: Adjourn at 9:39pm

Moved by: Lewis Jackson

Seconded: Ken LaVolpe

For: All

Against: None

Motion PASSED

Next Special Meeting –Monday, July 28, 2014