

# LENOX PLACE SUNNYSIDE

*Homeowners Association, Inc.*  
*Board of Directors Meeting Minutes*  
**Monday, April 27, 2015**

## CALL TO ORDER

The April meeting of the Board of Directors was held on Monday, April 27, 2015. The meeting was called to order at 7:05 p.m. by Ken LaVolpe at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

## BOARD MEETING ATTENDANCE

Ken LaVolpe, President - Present

James Mehta, Treasurer – Present (phone 7:05-7:27)

Jim Rorke, Member-at-large - Present

Geri Schweider, Member-at-large – Present

Linda Lee, Member-at-large – Present

Rose Bailey, Capitol Companies – Present

## LAW ENFORCEMENT REPORT

- Sgt. Jose Garcia, from the Alexandria Police Department was present and provided general updates for the Arlandria City Manager area.

## OPEN FORUM

- No residents present

## APPROVAL OF MEETING MINUTES

The January 26, 2015, February 23, 2015 and March 23, 2015. Board of Directors Meeting Minutes were reviewed by each Board Member.

Move to: Approve amended Meeting Minutes January 26, 2015

Moved by: Jim Rorke

Seconded: Ken LaVolpe

For: Ken LaVolpe, Jim Rorke

Abstain: Linda Lee, Geri Schweider

Against: None

Motion PASSED

Move to: Approve amended Meeting Minutes February 23, 2015

Moved by: Linda Lee

Seconded: Geri Schwider

For: Ken LaVolpe, Jim Rorke, Linda Lee, Geri Schweider

Against: None

Motion PASSED

Move to: Approve amended Meeting Minutes March 23, 2015

Moved by: Jim Rorke

Seconded: Linda Lee

For: Ken LaVolpe, Jim Rorke, Linda Lee, Geri Schweider

Against: None

Motion PASSED

## FINANCIAL REPORT

For reporting period ending March 31, 2015, the Association had:

| ASSETS              |                     | RESERVES       |              |
|---------------------|---------------------|----------------|--------------|
| Operating Assets    | \$77,778.12         | Total Reserves | \$636,259.10 |
| Investment Funds    | \$517,740.98        |                |              |
| Accounts Receivable | \$2,831.80          |                |              |
| <b>Total Assets</b> | <b>\$598,781.63</b> |                |              |

## INCOME STATEMENT

| Reporting Period                      | Budget      | Actual      | Variance          |
|---------------------------------------|-------------|-------------|-------------------|
| <b>Income</b>                         | \$12,224.83 | \$11,992.50 | <b>\$-232.33</b>  |
| <b>Expenses</b>                       | \$12,224.83 | \$9860.74   | <b>\$2,364.09</b> |
| We have a reporting period surplus of |             |             | <b>\$2,596.42</b> |

| Year-to-date                               | Budget      | Actual      | Variance          |
|--|-------------|-------------|-------------------|
| <b>Income</b>                              | \$11,834.00 | \$11,834.00 | <b>\$-660.14</b>  |
| <b>Expenses</b>                            | \$12,224.83 | \$11,999.81 | <b>\$3,005.46</b> |
| Overall, we have a year-to-date surplus of |             |             | <b>\$2,345.32</b> |

## OLD BUSINESS

- a. HOA declarations update
  - o Amended documents - easy to read, letter to residents, assessment charges explanation sent to Ad-hoc committee.
  - o Ad-Hoc 5/11, notify community 5/18 for an early June meeting
- b. Concrete invoice
  - o Fairfax is requesting dates for a walk through, board is requesting May 6 or 8.
- c. Landscaping Designs
  - o April 30 kickoff is planned depending on weather.
- d. Snow Invoices
  - o Invoice corrections were sent to Emory snow removal and they indicated they are doing their own research.
- e. Tree Trimming/removal
  - o This has all be completed
  - o Spring Inspections
    - o Spring inspections will take place 4/30 weather permitting and notifications of violations will be sent to residents.

## NEW BUSINESS

a. CD options

Move to: Purchase a CD consisting of funds: \$50,000.00 from checking account, \$80,000.00 Bank of American Money Market Account and all remaining funds from expiring Capital One CD (exp 5/10/2015)

Moved by: Ken LaVolpe

Seconded: Geri Schweider

For: Ken LaVolpe, Jim Rorke

Against: None

Motion PASSED

b. Street Cleaning Proposal

We will not peruse the additional cleaning work at this time.

c. Chadwick Washington Legal Services

Move to: Approve Chadwick Washington Moriarty, Elmore & Bunn P.C. Legal Services Proposal for Lenox Place at Sunnyside Homeowners Association dated February 23, 2015, at \$100.00 per month.

Moved by: Ken LaVolpe

Seconded: Geri Schweider

For: Ken LaVolpe, Jim Rorke, Linda Lee, Geri Schweider

Against: None

Motion PASSED

## ADJOURN

Move to: Adjourn at 8:44pm

Moved by: Geri Schweider

Seconded: Linda Lee

For: Ken LaVolpe, Jim Rorke, Linda Lee, Geri Schweider

Against: None

Motion PASSED

Next meeting **Thursday**, June 22, 2015