

LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Thursday, May 28, 2015

CALL TO ORDER

The April meeting of the Board of Directors was held on Thursday, May 28, 2015. The meeting was called to order at 7:18 p.m. by Ken LaVolpe at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE

Ken LaVolpe, President - Present	Geri Schweider, Member-at-large – Absent
James Mehta, Treasurer – Present (phone 7:18-8:33)	Linda Lee, Member-at-large – Present
Jim Rorke, Member-at-large - Present	Rose Bailey, Capitol Companies – Present

OPEN FORUM

- Rosemary Collins 3915a Elbert – Requesting the HOA review the trees that boarder her property and the CO-OP apartments on Elbert.

APPROVAL OF MEETING MINUTES

The April 27, 2015, Board of Directors Meeting Minutes were reviewed by each Board Member.

Move to: Approve amended Meeting Minutes for April 27, 2015
Moved by: Jim Rorke
Seconded: Linda Lee
For: Ken LaVolpe, Jim Rorke, Linda Lee
Abstain: James Mehta
Against: None
Motion PASSED

FINANCIAL REPORT

For reporting period ending April 30, 2015, the Association had:

ASSETS		RESERVES	
Operating Assets	\$80,759.95	Total Reserves	\$639,476.10
Investment Funds	\$517,742.94		
Accounts Receivable	\$3,830.53		
Total Assets	\$602,333.42		

INCOME STATEMENT

Reporting Period	Budget	Actual	Variance
Income	\$12,224.83	\$12,015.96	\$-208.87
Expenses	\$12,224.83	\$9860.74	\$2,051.66
We have a reporting period surplus of			\$1,842.79
Year-to-date	Budget	Actual	Variance
Income	\$48,899.32	\$48,030.31	\$-869.01
Expenses	\$48,899.32	\$43,842.20	\$5,057.12
Overall, we have a year-to-date surplus of			\$4,188.11

Financial reports for all of 2015 are being reviewed for to ensure that Meeting minutes are accurate. If any inaccuracies exist corrections will be presented at the June 2015 meeting.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – RORKE

- Requested a quote for tree trimming for 3801 Charles, between houses on Charles and Courtland, 3915a Elbert

COMMUNITY RELATIONS COMMITTEE – LAVOLPE

- Kevin Beekman provided an update on local happenings including information about the Mt. Vernon center, Four Mile Run updates.

OLD BUSINESS

- a. HOA declarations update
 - Amended documents - easy to read, letter to residents, assessment charges explanation sent to Ad-hoc committee.
 - Ad-Hoc 5/11, notify community 5/18 for an early June meeting
- b. Concrete invoice
 - Fairfax is requesting dates for a walk through, board is requesting June 6.
- c. Landscaping Designs
 - Report to be forwarded to the board electronically.
- d. Snow Invoices
 - Move to: Pay Emery Snow Removal a total of \$4,733.75 for invoice: Invoice #110376: \$1703.75, Invoice #110143: \$1936.00, Invoice #110289: \$0, Invoice #110234: \$1094
 - Moved by: Ken LaVolpe
 - Seconded: Linda Lee
 - For: Ken LaVolpe, Jim Rorke, James Mehta, Linda Lee
 - Against: None
 - Motion PASSED
- Spring Inspections
 - Spring inspections were delayed due to weather and will place week of 6/1 weather permitting and notifications of violations will be sent to residents.

NEW BUSINESS

a. CD options

Move to: Purchase a 12-Month CD from consisting of funds: \$60,000.00 from checking account, \$100,000.00 Bank of American Money Market Account

Moved by: Ken LaVolpe

Seconded: James Mehta

For: Ken LaVolpe, Jim Rorke, James Mehta, Linda Lee

Against: None

Motion PASSED

b. Pesticide notification signs

Move to: Approve \$600 for Palmer to create and install pesticide notification signs.

Moved by: Ken LaVolpe

Seconded: Jim Rorke

For: Ken LaVolpe, Jim Rorke, James Mehta, Linda Lee

Against: None

Motion PASSED

c. Community Yard Sale

Move to: Approve up to \$500 for advertisements for the community yard sale on Saturday, May 30, 2015.

Moved by: Jim Rorke

Seconded: Linda

For: Ken LaVolpe, Jim Rorke, James Mehta, Linda Lee

Against: None

Motion PASSED

d. French Drain

Move to: Approve \$360 for Drainage & Erosion services for French drain installation near 3813 Courtland

Moved by: Jim Rorke

Seconded: Linda Lee

For: Ken LaVolpe, Jim Rorke, James Mehta, Linda Lee

Against: None

Motion PASSED

ADJOURN

Move to: Adjourn at 8:33pm

Moved by: Ken LaVolpe

Seconded: Linda Lee

For: Ken LaVolpe, Jim Rorke, Linda Lee, James Mehta

Against: None

Motion PASSED

Next meeting **Monday**, June 28, 2015