

Lenox Place at Sunnyside
Homeowner's Association
Board of Directors Meeting Minutes
Monday, February 22, 2016

CALL TO ORDER

The February meeting of the Board of Directors was held on Monday, February 22, 2016. The meeting was called to order at 7:00 p.m. by Jim Rorke at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE:

Jim Rorke (Jim), President (2017) – Present
Bella Vulchanova (Bella), Treasurer (2018) – Present
Heather Herndon (Heather), Secretary (2018) – Present
Margo Gorra-Stockman (Margo), Member at Large (2016) - Present
Rose Bailey (Rose), Capitol Companies – Present

Community Officers

- **SGT Jose Garcia**, Alexandria Police Department – reported Alexandria Fiscal Year crime statistics.
- **Doug Woehlke**, Sheriff's office – special operations, gang intelligence unit; reported on Sheriff's office activities.

OPEN FORUM

Homeowners:

- Dianne Adelberg – 3913 Courtland Circle
- Michael and Jennifer Dodson – 3906 Elbert Ave

Homeowners discussed the following:

- Mr. Dodson presented multiple pictures of the common area and the plans to assist with drainage and definition of the common land to give a visual delineation to assist with preventing egress. Any tree over 4" must have city approval for removal. The new plantings would then need to have the HOA contractor maintain. Board will consider proposal.
- Ms. Adelberg would like to be more involved and assist with newsletter. Potential newsletter content – community news, events, changes to the bylaws, involvement in Lenox Place, reminders of ARC, volunteers for picking up trash in the park across the street – Ms. Adelberg could host a meeting to discuss content.

APPROVAL OF MEETING MINUTES – February 11, 2016

- Margo motioned, Bella seconded, motion passed unanimously.

2015 ANNUAL MEETING MINUTES

- Provided as an FYI - will be reviewed and approved at the Annual October meeting
- Jim moved to change the monthly meeting time to start 6:30 on 4th Monday each month, Margo seconded, motion passed unanimously.

FINANCIAL REPORT – Rose/Bella

- Positive income of \$2000 for January. Reserve money is moved on an annual basis, based upon a monthly allocation
- Board referenced the previous years' snow removal fees for comparison with current invoices - 2009 - \$31,270 and 2010 - \$28,034
- Bella motioned to pay the snow invoice of \$30,274.50 from the reserve contribution planned for 2016, the budgeted snow removal amount of \$6,132 will be used to pay for any additional snow removal invoices incurred in 2016. Heather seconded, motion passed unanimously.
- John Marshall Bank (JMB) Signature cards were signed by the new Treasurer
- The Accacia CD in the amount of \$44,268.52 is coming due and will be put into checking account
- Investment of \$60,000 from the checking account to a CD with a competitive rate will be determined in March

COMMITTEE REPORTS

- A. **Landscape Committee** – Jim – no report
- B. **Architectural Review Committee** – Heather – changed Board liaison to Margo
- C. **Parking** – Jim – no report
- D. **Community Relations** –Bella
 - Dianne Adelberg volunteered to lead the newsletter committee, with assistance

OLD BUSINESS

- A. **HOA Bylaw Update** – tabled for March meeting
- B. **Parking Lot & Concrete Repair** – tabled for March meeting
- C. **Mailbox Replacement** – tabled for March meeting
- D. **ARC Liaison and Improvements** – no report
- E. **Snow Invoice** – payment authorized, see financials, above
- F. **Drainage and Erosion** – tabled for future meeting

NEW BUSINESS

- A. **Pole and Landscape Lighting Repairs** – Lights on Charles Ave (3800-3820) were out, a quote to *investigate* (from Power Systems) was \$1200. Rose Bailey will do research for additional lower quotes for March meeting.

EXECUTIVE SESSION

- 9:09 pm, Jim motioned to go into Executive Session for collection status, Margo seconded, motion passed unanimously

- Jim motioned to come out of Executive Session, Bella seconded, motion passed unanimously. Came out of Executive Session at 9:30

CONTINUATION OF NEW BUSINESS

- ARC request from Mr. and Mrs. Dodson: Rose will request review from legal to determine whether the Board has done due diligence that the homeowner can make changes to the common area.

ADJOURN

- Bella moved to adjourn, Jim seconded, motion unanimously passed, meeting adjourned at 9:36 pm.
- Next Meeting –Monday, March 28, 2016, 6:30 pm