

# LENOX PLACE SUNNYSIDE

*Homeowners Association, Inc.*  
*Board of Directors Meeting Minutes*  
Monday, February 27, 2017

## CALL TO ORDER

The meeting was called to order at 6:43 p.m. by Margo Gorra-Stockman, President, at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305.

## BOARD MEETING ATTENDANCE:

Margo Gorra-Stockman, President (2019)  
Jim Rorke, Vice President (2017)  
Mark Makary, Member at Large (2019)  
Bella Vulchanova, Treasurer (2018)

Heather Herndon, Secretary (2018)  
Elizabeth Stulga – Capitol Property Management  
Pam Roberts – Homeowner  
Lewis Jackson – Homeowner

**Management representative** – Elizabeth Stulga can be reached at 703-707-6404, email: [estulga@capitolcorp.com](mailto:estulga@capitolcorp.com).

Homeowners can bring issues that need to be escalated to the Board to Elizabeth. Homeowners should bring items to Elizabeth first so that she can assist during the month between Board meetings.

## HOMEOWNER FORUM - 5 minutes per household

Homeowner on the Landscape committee expressed interest in planning for spring planting.

Homeowner suggested that replacement of backyard fences should be completed during the same year to take advantage of best pricing.

Homeowner brought information regarding his observations of the draft reserve study that is in progress so that correct baseline and dates of past improvements are taken into consideration. Provided same information as discussed during the meeting by email as well. The information regarding the dates and specifics on previous projects is appreciated.

## COMMUNITY OFFICER

**Sgt. Jose Garcia**, provided the police report; no calls for Lenox Place at Sunnyside.

## **Approved Meeting Minutes**

*The January minutes were approved, as amended.*

### **Ratification of items taken outside of meetings.**

- *2017 Budget was approved.*

## **COMMITTEE REPORTS**

### **A. Landscape Committee – Jim Rorke**

- a. Spring walk around will be scheduled with Palmers and the Landscape committee; proposals will be prioritized and presented to the Board
- b. Homeowners can email [Jim@Lenoxplace.org](mailto:Jim@Lenoxplace.org) to request a reflector that will indicate to Palmers that the homeowner does not want Palmers to trim and/or mulch in front of their house

### **B. Architectural Review Committee – Margo Gorra-Stockman**

- c. One request was submitted and reviewed in February

### **C. Parking – Jim Rorke**

- d. New parking passes are available, see LenoxPlace.org for forms, and homeowners are using them

### **D. Community Relations - Bella Vulchanova**

- a. No report

### **E. Budget Committee – Bella Vulchanova**

- a. No report

## **FINANCIAL REPORT – Stulga /Vulchanova**

Elizabeth and Bella discussed the current financial report.

- Expenses reflect a positive variance of \$1800 as there were no large expenses in January
- Bella requested CD rates and options for some expiring CDs
- The last three years of financial reports will be sent to Jennifer Dodson, chair of the Budget Committee for review.

## **OLD BUSINESS**

### **A. Website 365**

- a. Management will continue to renew the contract on monthly basis.

### **B. Reserve Study**

a. Doug White from TDL attended the meeting to discuss the draft Reserve Study; the Board had provided several items to be updated including dates that capital improvements were completed and the current reserve balance. Doug will take the new information, incorporate it and provide a new Reserve Study.

### **C. Drainage & Erosion Contract**

b. Two parts of the drainage work by Drainage and Erosion was completed and appears to functioning as it should.

## **NEW BUSINESS**

**D. Fencing Proposals – In an effort to begin the process necessary to replace the fences, staff acquired three proposals to replace the fences so that staff, TDL and the Board can have an estimate as to what the cost of this large reserve project will be, in order to make a decision whether to replace all at once or in stages and how much it will cost in total.**

### **Executive Session**

Board went into Executive Session by unanimous vote at 9:05 pm, exited by unanimous vote at 9:27 pm

All items discussed in Executive Session were approved for further action by the Management Company.

## **ADJOURN**

*Margo moved, Mark seconded, motion passed unanimously to adjourn at 9:30 pm*

Next Meeting – Monday, March 27, 2017, 6:30 pm at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305