

LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, June 26, 2017

CALL TO ORDER

The meeting was called to order at 6:35 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)
Bella Vulchanova, Treasurer (2018)
Mark Makary, Member at Large (2019)
Heather Herndon, Secretary (2018)

Elizabeth Stulga – Capitol Property Management
Nick Toaso - homeowner
Allison and Joe Gunta - homeowners
Jennifer Dodson - homeowner

Management representative – Elizabeth Stulga can be reached at 703-707-6404, email: 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

No homeowners presented on any topics

COMMUNITY OFFICER

Sgt. Garcia reported that there is a new web interface that provides him with information, no calls for service in Lenox Place at Sunnyside. Six calls for the entire year, none were reportable.

Approved Meeting Minutes

The May minutes were approved, as amended.

Ratification of items taken outside of meetings.

- \$850 repair invoice from Montgomery Irrigation for repairs was approved by email and confirmed by unanimous vote.

COMMITTEE REPORTS

A. Landscape Committee – Jim Rorke

- a. Palmers is on site and catching up with monthly and added projects
- b. Irrigation system has been started for the summer, project to correct several issues has been approved
- c. If homeowners do not want mulching they should request a red reflector (contact Elizabeth Stulga)

B. Architectural Review Committee – Nick Toaso, Chairman reporting

- d. The ARC met on June 25, 2017. The committee has proposed changes to the updated design guideline documents that they have approved, will forward to the Board for approval, to add nickel to exterior hardware options;
- e. The ARC also discussed recent inquiries or exterior modifications that have been received from homeowners, including solar shingles and electronic doorbells – the latter having been approved in the past. Security cameras were also inquired about, however these need to have approval by Board as there are other issues to be considered;
- f. Received one request for new shingles but requested an incorrect color. This illustrates that other homeowners have not sent in requests when making external changes (or installed a different color after receiving approval). Resale of homes may be impacted if homeowners have non-approved changes (for example shingle color). Discussion about creating additional awareness for homeowners.

C. Parking – Jim Rorke

- g. One car was illegally parked and reported

D. Community Relations – Bella Vulchanova

- a. No report

E. Budget Committee – Bella Vulchanova

- a. Continuing to review the last three years expenditures to identify potential areas for change in future budget recommendations to the Board

FINANCIAL REPORT – Stulga /Vulchanova

Elizabeth discussed the latest financial report – no unusual items were noted

Bella is recommending that some of the money in the money market and checking accounts be moved to CDs.

Elizabeth will review regulations regarding minimums that are required in liquid assets and provide CD rates in the July meeting.

Jim inquired about the money that was used from reserves to pay the snow bills in 2016. Specifically: 1) are there impacts on taxes? 2) what are requirements and options for how and when it will be paid back to the reserves? *Elizabeth will review and provide additional information for discussion at the next board meeting.*

OLD BUSINESS

- b. Yard Sale – Receipts for publicity and other items will be reviewed by the July meeting

NEW BUSINESS

A. 3801 Elbert Avenue – consideration of fencing proposals for HOA to pay to delineate the community from public areas

- a. Allie and Joe Gunta have provided 3 proposals for brick and aluminum fencing to match the fencing around the rest of the community to be installed along West Glebe Road and Elbert Avenue.

B. Home Inspections

- b. Elizabeth will be completing the inspections and will mail out the letters. The response time will be 60

days, homeowners will be able to request extension for items that will require additional time.

C. Speeding on Elbert – Mark had a proposal to spend up to \$140 provide removable signs to homeowners on Elbert

c. *Margo motioned to approve spending up to \$70 on removable signs for use on Elbert Avenue, Heather seconded, Mark voted yes, Bella and Jim abstained. Motion passed by majority.*

d. *Mark motioned to spend \$110 on removable signs for use on Elbert Avenue. Motion did not receive a second, did not pass.*

D. National Night Out – Tuesday, August 1, 2017

e. Christine Purcell has volunteered to lead the committee

f. Olga has been contacted and will be providing all of the catering and logistics in order to save money

g. *Jim moved to spend no more than \$1500, Bella seconded, Margo and Heather voted yes, Mark voted no, motion passed by majority*

E. Turf issues on Elbert

h. Mark presented an idea to have interested homeowners on Elbert Avenue provide their own turf improvements, including seed, submit receipts for reimbursement to Capitol Management

i. Discussion included expanding to the entire community and how logistics would be administered

j. *Jim moved to table the proposal for further discussion in a future meeting in order to fully discuss with all relevant information, Heather seconded, motion passed unanimously.*

F. Website – info@lenoxplace.org

k. Emails are not being sent to all Board members, Bella and Mark will review administrative settings and update

G. Microsoft Office 365

l. Monthly service has been reviewed by management and is up to date

H. Declaration Proposed Revisions

m. Postponed until a future meeting due to time.

Executive Session

Heather moved to go into executive session at 9:35, motion passed unanimously.

Margo moved to come out of Executive Session at 9:55.

Elizabeth will contact the Guntas regarding their fence proposals. The Board will explore ways to accommodate the least expensive option (\$2,061 for an aluminum fence with two brick pillars) in 2017 or 2018.

ADJOURN

Margo moved to adjourn, Bella seconded, motion passed unanimously to adjourn at 10:02 pm.

Next Meeting – Monday, July 24, 2017, 6:30 pm at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305