

LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, October 23, 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 (2020)
Bella Vulchanova, Treasurer (2018)
Heather Herndon, Secretary (2018)
Elizabeth Stulga – Capitol Property Management
Jennifer Dodson – Homeowner
Dianne Adelberg - Homeowner
Jennifer and Richard Taschler- Homeowner
Jon Greger– Homeowner

Andrea Fus– Homeowner
James and Chris Purcell– Homeowner
Charles Finke– Homeowner
Julianne Paunescu– Homeowner
Rozvan Paunescu– Homeowner
Christy Fellner– Homeowner
Frances Faltz-Harris– Homeowner
Allison and Joseph Gunta– 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 Question/Answers with Allen Warren, attorney regarding Updated Declarations

All homeowners had been sent a paper copy, by USPS, of the marked-up Declarations to review. The HOA attorney, Allen Warren, was present to answer questions regarding the changes.

Homeowners had questions regarding the mechanics of voting for the declarations. Homeowners can either vote by submitting a signed and notarized copy of the approval form, or to register a no vote it was recommended that homeowners please contact Elizabeth Stulga (this will help avoid calls in the future requesting your vote).

Once (if/when) 67% of the homeowners vote to approve the changed declarations, then Management and the Board will utilize City of Alexandria tax records to determine the first deed of trust Mortgage Company and send them a certified letter requesting approval. For final approval 51% of first deeds of trust are required.

Discussion regarding the reserved parking spaces; this change is to align with a Supreme Court decision. The language provides the Board with flexibility in creating and using criteria for assigning reserved common area parking places. This does not change the current policy of issuing one parking pass per household to be used on

first come basis.

Next topic was changes to allow the Board to assess fees; court cases in Fairfax and Loudon Counties provide the HOA the ability/authority to assess fees as an incentive for homeowners to comply with noted violations. The change allows for the same, current appeal process of both the violation and the assessed fees to the Board. The language allows for the HOA to utilize fee assessments in accordance with Virginia law. There are no changes with regard to the process for selling a home.

A variety of other questions were raised, but the changes to the declarations have not been changed in those areas.

COMMUNITY OFFICER

Sgt. Garcia provided the community crime statistics by email, none in the Lenox Place at Sunnyside neighborhood.

Ratification of items taken outside of meetings.

Ratification - the August meeting minutes were approved unanimously, as amended.

Ratification of the motion to approve additional PSE work in the amount of \$240.11 was approved unanimously.

COMMITTEE REPORTS

Suspended in order to accommodate the question/answer session regarding the changes to the declarations.

FINANCIAL REPORT – Stulga /Vulchanova

Elizabeth discussed the latest financial report – no unusual items were noted, doing well. Budget will be discussed in November meeting.

NEW BUSINESS

A. Landscape and Snow proposals – three submitted:

- a. Palmers
- b. Shenandoah
- c. Heritage

d. Landscape committee reviewed the landscape proposals, will take one week to review the snow proposals, proposed Palmers and Shenandoah.

The Landscape Committee will also review the snow removal proposals and provide recommendation within a week. The board will review all proposals; decision to be made in November in conjunction with the 2018 Budget.

Landscape proposal from Palmers, 11 items, one completed for free. Jim moved to approve \$255 for items 3 and 8 and all of the other warranty items. Motion passed unanimously.

- B. Jim provided Les Lee's contract to Elizabeth, budget should reflect the work that is completed by line item; fence maintenance/repair and litter pick up should be reported separately.
- C. Backyard fences – homeowners are reporting an average of one every couple of weeks for repairs, this is within the parameter for Les Lee to maintain and does not yet justify complete replacement.

Jen has minutes from the last Budget committee meeting and the Budget committee has recommendations on the current proposed budget.

Action Items for November meeting:

- D. Would like to have a timeframe and RFP for review of the brick and aluminum fence and power washing the entrance signs.
- E. Heather will email Elizabeth the drainage proposals so that the ones that have not been completed can be reviewed and prioritized.

Executive Session

Heather moved to go into executive session at 9:52, Margo seconded, motion passed unanimously.

Margo moved to come out of Executive Session at 10:45, Heather seconded, motion passed unanimously.

Margo will ask Jon Greger if he is willing to be on the Board.

ADJOURN

Margo moved, Bella seconded, motion passed unanimously to adjourn at 10:47 pm.

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