

LENOX PLACE **S U N N Y S I D E**

Homeowners Association, Inc. **Board of Directors Meeting Minutes** **July 23, 2018**

Attendance

- Board: Margo Gorra-Stockman, President (2019), Jim Rorke, Vice President (2020), Bella Vulchanova, Treasurer (2018), Jonathan Greger, Director (2020)
- Property Management: Elizabeth Stulga
- Sergeant Garcia
- Residents: Frank Purcell, Stefan, Alex, Lynn Smith, Susan Phalen

Call to Order

The meeting was called to order at 7:05pm. by Margo Gorra-Stockman at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305.

Homeowner Forum

Susan: Expressed concerns on erosion issues, trees needing trimming near her home and dogs off leash.

Management is waiting for drainage company to get LPAS on the schedule, management continuing to follow-up.

Lynn: Asked about property fence around dog park section. Neighboring property has caused damage to Lenox place fence. Management discussing with legal on how to get corrective action.

Frank: Drains pipes in the association common area from beneath patios on 3805/7/9 courtland is filled with roots and not functional. Water was pouring into patio, eventually flooded basement completely. Want to impress upon the board the urgency to fix the drains. Requesting to join meeting with plumbing company next week.

Jon moved to authorize Palmers or an equivalent company to deliver sandbags to abate flooding issues on the property, not to exceed \$1,000. Margo seconded. Bella voted yes, Jim voted no. Motion passed.

Police Report

Sergeant Jose Garcia provided the regular Police Report. Trespassing form needs to be updated. Tag enforcement waiver was signed and provided to Sgt. Garcia.

Approval of Meeting Minutes

Bella moved to approve the June 2018 meeting minutes as corrected. Seconded by Jonathan Greger. Margo voted yes, Jim abstained. The motion was accepted.

Committee Reports

Landscape Committee – Jim Rorke

- A. Fall walkabout will be earlier than normal this year. Estimated late August/early September.
- B. Discussed upcoming comments on Elbert/Glebe plantings
- C. Discussed issue with residents plants getting cut down.

Architectural Review Committee – Margo Gorra-Stockman

- A. 2 Approvals were granted
 - a. 3807 Charles Ave for new storm doors
 - b. 3915 Elbert Avenue for replacement exterior light fixtures

Budget Committee – Bella Vulchanova

- A. Meeting held July 14th. Reviewed spending trends and discussed operating reserve guidelines.

Management Report

Elizabeth presented the management report. Scope of drainage repairs is currently being developed with Triple State Plumbing, management to meet onsite during the week of Aug. 1 as part of this effort.

New Business

Discussed state of current water controllers that are failing and in need of repair or replacement.

Jim moved to approve proposal I18-4507 from Community Landscape Services to replace 2 Irrigation clocks and to add 2 flow meters to the scope of work, not to exceed \$1500. Margo seconded. The motion passed unanimously.

Jon nominated Francis (Frank) Purcell to fill the vacant board seat with term ending September 2018. Bella seconded. The motion was accepted unanimously.

Discussed setting up a 2 year CD ladder with 6 month tiers. Elizabeth took action item to provide Jon and Bella current rate sheets and to setup discussions with Managements accountants.

Executive Session

The board entered executive session at 9:17pm to discuss delinquent accounts and pending contracts via unanimous consent.

The board returned to open session at 9:53pm via unanimous consent.

Jon moved to approve Palmers proposal number 18563002B for plantings along the corner of Glebe Rd and Elbert Ave for \$1,477. Margo Second, Frank and Bella voted Yes, Jim voted no. The motion was accepted.

Adjourn

Jon moves to adjourn at 10:25pm. Margo seconded. Motion passed unanimously