

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

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, May 22, 2017

DRAFT

CALL TO ORDER

The meeting was called to order at 6:30 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

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

No police report was provided at this meeting

Approved Meeting Minutes

The April minutes were approved, as amended.

Ratification of items taken outside of meetings.

- *No actions were taken by email this month.*

COMMITTEE REPORTS

A. Landscape Committee – Jim Rorke

- Bushes were installed at 3926 Charles Avenue, other items will be completed by the end of the first week of June, delay due to rainy weather.
- Elbert Avenue turf proposal for the fall has been submitted; will be considered in an upcoming meeting.

B. Architectural Review Committee – Margo Gorra-Stockman

- c. The ARC will be meeting during June (postponed from May due to conflicts with members' calendars) to discuss and consider new types of exterior modifications homeowners would like to make that are not in current standards. These include video cameras, exterior lighting, electronic door unlock, security cameras with more sophisticated technology, etc.

C. Parking – Jim Rorke

- d. Dianne Adelberg's parking sign has been fixed

D. Community Relations – Bella Vulchanova

- a. Yard sale was successful, rain held off
- b. Receipts for publicity and other items will be reviewed by the June meeting
- c. Newsletter was sent out, thanks to Dianne for putting it together, Margo and Dianne put out rail mail;

Mark posted on Lenoxplace.org, and on Facebook

- d. Looking for volunteers to assist with National Night Out

E. Budget Committee – Bella Vulchanova

a. Met in May, now organized, committee, led by Jennifer Dodson, would like to have Excel spreadsheets of the information, income statements, and monthly budget in the future. Elizabeth will provide them.

b. The committee will send questions about the income statements to Bella. Bella will work with the committee, the Board, and Management to provide answers.

FINANCIAL REPORT – Stulga /Vulchanova

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

OLD BUSINESS

- A. Reserve Study – Fourth and final revision has been received from TDL. Jim moves to accept the TDL study, Margo seconded, motion passed unanimously.

NEW BUSINESS

A. Home Inspections

- a. Reviewed letter that will go to homeowners regarding the various items that will be reviewed
- b. Elizabeth will be completing the inspection 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.

B. Flooding of house through back yard - 3801-3817 Courtland Circle

c. Back yards that are flooding – homeowners needs to ensure that they have proper drainage that is not clogged within their back yards – this is the homeowner's responsibility.

d. HOA will have the external drainage system inspected to ensure that the HOA drainage is working properly

C. National Night Out – August 1, 2017

- e. Need a volunteer to lead the organization of the event
- f. *Elizabeth will contact Olga to reserve her time*

D. Light

g. 3812 Charles is broken and needs to be fixed

h. Elizabeth will have a contractor out to fix it

E. Irrigation system

i. Needs to be turned on for the summer

j. Elizabeth will contact irrigation contractor to have turned on

F. Declaration Proposed Revisions

a. Discussed potential language to address short term rentals in the declarations in a way that might allow for greater future flexibility using regulations and policy that would be created by the Board.

Jim moved that the board, through an informal survey email to residents, from Elizabeth to allow the Board authority to adopt Rules and Regulations permitting and regulating short term rentals. Bella seconded, Margo, Bella, and Mark voted yes, Heather voted no, motion passed by majority.

Executive Session

Heather moved to go into executive session at 9:28, motion passed unanimously.

Margo moved to come out of Executive Session at 9:38.

Margo moved to approve everything discussed in executive session. Jim seconded, motion passed unanimously.

ADJOURN

Margo moved, Bella seconded, motion passed unanimously to adjourn at 9:40 pm.

Next Meeting – Monday, June 26, 2017, 6:30 pm at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305