

Lenox Place at Sunnyside Homeowners Association, Inc.

Board of Directors Meeting Minutes

August 26, 2018 – 7:00 pm

ATTENDANCE

Margo Gorra-Stockman, President (2019)
Frank Purcell, Vice President (2021)
Jonathan Greger, Treasurer (2020) – not present with advanced notice
Saide Ashaboglu, Secretary (2021)
Jim Rorke, Member at Large (2020)
Elizabeth Stulga, Capitol Property Management
Ken Chadwick, Attorney
Lewis Jackson, Resident
Eric Kempen, Resident

CALL TO ORDER

The meeting was called to order at 7:04 pm by President Margo Gorra-Stockman at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

EXECUTIVE SESSION

Margo Gorra-Stockman made a motion to move to executive session. Frank Purcell seconded. Board approves unanimously. With the purpose of having executive session with the attorney.

Margo Gorra-Stockman motions that the board leave executive session at 8.20pm.

HOMEOWNER FORUM

1. Lewis Jackson, joined the meeting to listen.
2. Eric Kempen, 3832 Elbert Ave. Got the tree trimmed, and thanked the board. It will need another trim. Also, discussed whether grass seed could be installed at the site at the appropriate time this fall. Want to be sure it is watered. A light recently repaired is not flickering.

POLICE REPORT

No police officers present in person. Jim Rorke will be sharing the report with the rest of the board.

Approval of Meeting Minutes

Minutes from the meetings of July 2019 were reviewed. **Frank Purcell moved to approve the July minutes as amended, Margo Gorra- Stockman seconded. Jim Rorke abstains. The motions passed 3 to 1.**

COMMITTEE REPORTS

● **Landscape Committee – Jim Rorke**

No meeting was held.

The Committee has been observing the bushes, and two have died on West Glebe.

There are plans to meet for the Fall walk about in September 2019.

LandCare has reviewed areas in the community and seen areas that have been damaged by extreme heat and traffic.

Architectural Review Committee – Margo Gorra-Stockman

3925 Courtland - to paint the siding of the house to match the vinyl. But there were no communications stating that the request has been approved.

Need to ask for additional volunteers to serve on the committee at the Annual Meeting.

Parking – Frank Purcell

No meeting was held since the meeting in July.

During the period since then there have been 18 citations.

There is a draft message for the community to answer common questions on parking in the common areas. The board will continue working on refining the letter prior to sharing with the rest of the community

Community Relations – Open

No report

Budget Committee – Open

No report

Management Report

Elizabeth presented the management report:

- Financials - Interest income shows a positive variance of \$2,904 due to new investment strategy. YTD \$7,571 ccumulated of \$8K budget line at 7 months.
- Exterior Maintenance shows a positive variance of \$1,446
- Fence repari shows a positive variance of \$2,333
- Landscape non contract whos a negative variance of (\$6K).
- Tree Maintenance shows a positive variance of \$2,6999
- Income tax, federal and state, shows a negative variance of (\$3K) as taxes were prepaid.
- Legal shows a positive variance of \$1,262

Old Business

- Drainage walk through completed and proposal is included in packet
- Parking concerns continue to be addressed
- Several resales were completed
- Tree proposal was approved and trees should be trimmed by meeting time barring weather
- Inspection were completed by management and letters have been generated
- NNO occurred and was a positive community event.
- Rotten wall behind Shorter was replaced and fence gates near by repaired
- Resident formal request for information and tabulated and cost was sent to resident
- Annual meeting notice mailed with proxies and call for candidates. One seat is open.

NEW BUSINESS

Irrigation

Jim Rorke motions to approve that proposal #119-5552 for the amount of \$1,621 be passed. Frank Purcell seconds the motion. The motion passes unanimously.

Painting of Community Signs

The board has requested to get an updated proposal to cover all signs of the community so that the paint color and update is consistent across all community signs.

Landscape Enhancement Proposal - Turf Renovation

The board has asked to get more information about where this turf renovation services will be implemented.

Gate Replacements

The board had requested to get proposals on replacing the two gates between Elbert Ave and the rest of the community. Management is looking into this and will share a quote once received.

Painting of Fences

There are two painting proposals from two vendors. The board will review proposals and will decide during the next board meeting.

Drainage

The board had a drainage walk through with the vendor on July 3, 2019. Now has received a detailed proposal on options of what to take care of to be proactive instead of being reactive to drainage issues in the community.

The vendor will come back to the community to review the cites to tag areas that are priorities and that need to be worked on all together to ensure efficiencies. Once those tiers are identified, the board will receive an updated verion of the proposal. The board will gather more information prior to making a final decision on what to go forward with.

Margo Gorra-Stockman motioned to go into executive session for collection status reports at 9.21 PM. The board approved unanimously.

Saide Ashaboglu motioned to leave executive session and 9.40, Saide Ashaboglu seconded. The board approved unanimously. In executive session the board discussed the collection status reports.

ADJOURN

Margo moved to adjourn at 9:40 pm. Saide Ashaboglu seconded. Motion passed unanimously.