

Lenox Place at Sunnyside Homeowners Association, Inc.
Special Meeting Board of Directors Meeting Minutes
Monday, July 27th 2020 - 7:00 pm
Virtual

Attendance

Directors

Frank Purcell, President (2021)
Saide Ashaboglu, Vice President (2021)
Jonathan Greger, Treasurer & Secretary
(2020)
Jim Rorke, Member at-large (2020)
Robin Roberts, Member at-large (2022)

Management

Joanelize Morales, Capitol Property
Management

Landscape Committee

Margo Gorra-Stockman, Chair
Pamela Roberts, Eric Kempen

Residents

Jamie Chestnut, Kaelyn Douville, Maureen
Perkins and Curt Robinson, Rodrigo
Vasquez

Vendors

Cassie Park - ETC

Call To Order

President Purcell called the meeting to order at 7:04 pm

Approval of Agenda

Purcell moved to adopt the agenda.

- **Motion adopted via unanimous approval.**

Actions Taken Outside a Meeting

On June 24th, 2020 via email, Purcell moved to conduct regular HOA meetings virtually through December 2020.

- Aye: Purcell, Ashaboglu, Greger, Roberts
- Abstain: Rorke
- **Motion fails**

On June 29th, 2020 President Purcell called a Special Meeting of the Lenox Place at Sunnyside Board of Directors to take place virtually Mon Jul 27, 7:00 pm.

Community Forum

Resident comments

- Margo Gorra-Stockman
 - Indicated a serious drainage issue behind the house, water flooded neighboring homes. Requesting urgent action to mitigate.
- Eric Kempen
 - Requesting a followup on the status of the North Elbert Ave. light post repair, and the Elbert/Courtland gate replacement.
- Rodrigo Vasquez
 - Informed the association that the lightpost next to 3917 Charles Ave. is always on
- Kaelyn Douville
 - Echoing Margo's request, experienced flooding as well. Noted higher volume of storms and they are now overwhelming drainage.
- Jasmine Chestnut
 - Erosion and landscaping concerns. There is an exposed cable cord that causes a tripping hazard behind 507 Shorter LN.
 - Informed HOA that a portion of the patio is sinking due to erosion.
 - Requested ETC address the area uphill of the Phase 3 area along Old Dominion, next to 507 Shorter Lane. It's not highlighted, but that area doesn't have adequate ground cover to help with downhill water flow and erosion.

Consent Agenda

Greger moved to adopt all items in the consent agenda, consisting of:

- Adopt the May 2020 meeting minutes
- Conduct LPAS HOA Board meetings virtually through December 2020
- Receive the June Law enforcement report
- Receive attached Architectural Review reports
- Receive June Parking report
- Receive the May Management report
- Approve publication of August Lenox Place News post
- Adopt the June 2020 meeting minutes
- Receive June 2020 Management report
- Receive finalized audit for 2018 and 2019
 - Aye: Purcell, Ashaboglu, Greger, Roberts
 - Did not vote: Rorke
 - **Motion adopted**

Drainage Consulting Engineer Report

Cassie Park from ETC presented an overview of the Phase 1 drainage Engineering report, and fielded questions and discussion from Directors and Residents in attendance.

Emergency Drainage Issues

Purcell assigned the Chair to Ashaboglu.

The Board of Directors discussed immediate actions that could be taken to address emergent flooding issues.

Greger moved to hire a plumber to snake and camera drain behind 3801 - 3807 Courtland Cir., and to request ETC to provide immediate input if drilling or cutting drain into stormwater drain or street would be effective, and if cutting existing homeowner masonry to allow water flow would be effective.

- Aye: Greger, Rorke, Sadie
- Abstain: Purcell
- **Motion adopted**

Ashaboglu assigned the Chair to Purcell

Landscape Committee Report

Roberts and Gorra-Stockman presented the Landscape Committee report.

Robin moved to accept the proposal from JL Tree Service once the Landscape committee reviews to determine if any line items are supposed to be covered by LandCare.

- **Motion adopted via unanimous approval**

Large Redwood Potential Removal

The board discussed the potential removal of a large Redwood tree on Elbert Ave that presents a risk to surrounding property. Arborists indicate that the trunk is rotting from the inside out.. There has been past resistance by community members opposing the removal of the tree.

Landscape committee will discuss with potentially impacted residents of Elbert Ave.

Irrigation

The Board discussed details of the irrigation system. Notable items include:

- App Connectivity to the controller has still not been provided by the landscaping company. Management to reach out and provide an update.
- The Controller at Glebe Rd entrance was never replaced as contracted.
- Various electrical system components need weatherproofing to prevent future problems.

Strategic Planning Process

The Board discussed a process for developing and implementing a long term LPAS strategic plan.

Annual Meeting Planning

Reviewed requirements associated with holding Annual Meeting, scheduled for Mon Sept 28, 2020, 7 pm, Beverley Hills United Methodist Church, Alexandria VA, and subsequent organizational meeting of the Board of Directors.

Management Report/Operational Status

Moralez presented the management report. Notable items include:

- Metal fence painting status
 - No updated bids from CertaPro and armor fence.
 - Management to get updated bid from certa pro and one other
 - Management to get bids for grout and brick repair.
- Gate replacement status
 - No bids available to date
 - Management to secure 2-3 distinct bids to replace with simplex 10-11 pushbutton cipher lock.
- Elbert light fixture repair
 - Needs wiring replacement for a permanent fix.
- Parking Enforcement pilot
 - Have a standard document from Henrys, Management is in the process of refining with Henrys.
- Fence Repairs
 - Encroachment - no action from past few years.
 - Repair - Request corrective action sent by management to private residence.

Executive Session

Purcell moved to resolve to executive session in order to evaluate overdue balances, evaluate contracts, and discuss legal and personnel matters.

- Unanimous approval

- **Motion adopted**

The Board of Directors resolved into executive session at **10:03pm** and returned to open session at **10:35pm**.

Actions from Executive Session

The board evaluated aged balances and discussed an updated legal contract.

Purcell moved to approve the Chadwick Washington contract.

- **Motion adopted via unanimous approval**

Adjournment

Roberts moved to adjourn and set the next meeting date to **August 31 2020, 7pm**.

- **Motion adopted via unanimous approval**

Meeting adjourned at **10:38pm**.