

Lenox Place at Sunnyside Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, August 31st, 2020 - 7:00 pm
Virtual via GoToMeeting

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

Parking Committee

Committee Chair
Member

Residents

Rosemary and Kerry Collins, Rodrigo and
Katie, Javier Arniella, Nick and Christine
Nalli

Call To Order

President Purcell called the meeting to order at 7:03 pm

Approval of Agenda

Purcell moved to adopt the agenda.

- **Motion adopted** via unanimous approval

Public Health Statement

Purcell issues statements to the community regarding the ongoing pandemic.

Community Forum

Resident comments

- Rosemary Collins
 - Indicated a wood fence next to the last unit on Elbert Ave before apartments had fallen down.
 - Noted dying trees adjacent to fallen fence
- Margo Gorra-Stockman

- Wants to continue to advocate for drainage improvements behind home. Outflow pipe had stones inside preventing camera access.

Drainage Consultant Report review

Purcell yielded the chair to Ashaboglu.

The board reviewed and discussed responses to questions sent to ETC from last meeting.

No actions were taken.

Ashaboglu yielded the chair back to Purcell.

Elbert Light Repair

The Board reviewed bids for repairing/replacement of conduit to resolve issues with the North Elbert light fixture.

Greger moved to approve PSE quote 1235928 to rewire common area lighting near 3832 Elbert Avenue not to exceed \$5,830 as a reserve expenditure.

- **Motion adopted** via Unanimous Approval

Perimeter Fence Repair

The Board reviewed bids for various enhancement needs for the perimeter brick and metal fence.

Roberts moved to approve CertaPro Contract 1273-6372 for fence painting (\$10,750.00), Rimac proposal LP-R200.1 to replace portions of brick and stone on the perimeter fence (\$6,604, from reserves), and to authorize Landcare to remove foliage that is encroaching on the metal fence, not to exceed \$1,500, and an additional \$2,000 allowance for change order across all contracts. Total cost for all work not to exceed \$21,000.

- **Motion adopted** via Unanimous Approval

Wood Fence repairs

The Board reviewed bids to repair association fences.

Greger moved to approve the proposal from OnPoint Construction Services, #20061503, Fence Section Replacement near 3915A Elbert Ave., dated May 11, 2020, for a total amount not to exceed \$2,250.00, to include replacement of the common area fence behind 3905 Courtland Cir east toward Elbert.

- Aye: Ashaboglu, Greger, Roberts, Purcell
- Nay: Rorke

- **Motion Adopted**

Annual Meeting Planning

Due to the ongoing pandemic, space is not available at the Church or nearby facilities.

Roberts moved to set the annual meeting date to September 26th, rain date of September 27th at 3pm, to be held outdoors in the Courtland Circle Courtyard due to COVID-19

- **Motion adopted** via unanimous approval

Operational Status

The board requested management to provide the vendor TripleState's work report to ETC for informational purposes.

Digital access to the irrigation controllers is still outstanding.

Consent agenda

Ashaboglu moved to Adopt July Meeting Minutes as amended

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

The Board received a written Law Enforcement, Management, and Financial report.

The Board received a Liability waiver approved from counsel for use by volunteers to the association.

Executive Session

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

- **Motion adopted via** Unanimous approval

The Board of Directors resolved into executive session at **10:06pm** and returned to open session at **10:37pm**.

Adjournment

Greger moved to adjourn and set the next meeting date to Monday, September 28th, 7pm.

- **Motion Adopted** via unanimous approval

Meeting adjourned at **10:39 pm**.