

**Lenox Place at Sunnyside Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Monday, October 26, 2020 - 7:00 pm**  
**Virtually via GoToMeeting**

## Attendance

### **Directors**

Frank Purcell, President (2021)  
Saide Ashaboglu, Vice President (2021)  
Jim Rorke, Member at-large (2023)  
Robin Roberts, Member at-large (2022)  
Haben Petros, Member at-large (2023)

### **Management**

Joanelize Morales, Capitol Property  
Management

### **Landscape Committee**

Margo Gorra-Stockman, Chair

### **Residents**

Javier Arniella, Sherwin Lee, Pamela  
Roberts, Molly Perkins, Rodrigo Vasquez,  
Nancy Queally, Margo Gorra-Stockman

## Call To Order

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

## Approval of Agenda

**Purcell moved to adopt the agenda.**

- Unanimous approval
- **Motion adopted**

## Actions Taken Outside a Meeting

On Oct. 28, 2020, via email, Petros moved to record all LPAS meetings.

- Aye: Petros, Rorke
- Not voting: Ashaboglu, Roberts, Purcell
- **Motion fails** lacking unanimous support required for adoption of a motion via email

## Community Forum

### Resident comments

- Arniella noted wood fence behind 3575 Charles is in poor condition
- Queally expressed appreciation that the board was working on drainage and erosion of the common areas, and replacing gates, and expressed concern about congregating during pandemic.

## Executive Session

**Purcell moved to resolve into executive session** for the purpose of board orientation with legal counsel

- Unanimous approval
- **Motion adopted**

The Board of Directors resolved into executive session at **7:12 pm** and returned to open session at **8:30 pm**, having undertaken board orientation with legal counsel.

## Consent agenda

**Rorke moved** and Roberts seconded adoption and acceptance of Consent Agenda items en bloc, which included adopting the minutes of the Board meeting of Mon Sep 28 2020, the management and treasury report for Sep 2020, and the written report of law enforcement for Sep 2020.

- Unanimous approval
- **Motion adopted**

## Agenda Items

### Gates Replacement

Discussion was held regarding replacement of common area pedestrian walkway gates between Elbert and Courtland/Charles areas.

- Multiple revised bids were reviewed
- Members discussed the merits of metal gate posts which are more durable and more costly vs. wood gate posts which are less durable and less costly
- Management was requested to secure an additional revision of a bid so that the board could later compare like bids including metal posts, and to report back to the board.

### Landscaping and snow removal agreement

Discussion was held regarding landscaping and snow removal agreement for Lenox Place at Sunnyside.

- Three bids were reviewed. The bid preferred by the Landscaping Committee lacked a snow removal component.
- Management was requested to secure a snow removal component agreement from the preferred bidder and report it back to the board.

### Drainage initiative

Discussion was held that the ETC consulting engineer's community drainage study and design packet, and Q&As from board members, were included in the board packet. Further, a Special Meeting of the Lenox Place at Sunnyside Board of Directors was to be scheduled for Mon Nov

16, 2020, at 7:30 pm, at which the consulting engineer would present and community members would be heard.

## FY21 LPAS budget discussion

Discussion was held regarding the LPAS FY21 operating budget, with a working document version enclosed in the board packet. Members discussed allotting sufficient resources for landscaping, reserves fund contribution, wi-fi for an irrigation system controller, and overall monthly fee levels. Management and the president agreed to present the board an FY21 LPAS working budget document and request board members submit amendments in advance.

## Operational status items

Discussion was held regarding operational status items. Members requested timely updates from management about the parking enforcement pilot. Members noted the irrigation system vendor cleared irrigation pipes for the winter.

## Continuation of community forum

- Lee noted in 2016 Lenox Place measured over 60" of snow, and that the irrigation systems vendor had cleared irrigation pipes recently.

## Executive Session

**Roberts moved to resolve into executive session** for the purpose of evaluating contracts, evaluating aged balances and legal matters.

- Unanimous approval
- **Motion adopted**

The Board of Directors resolved into executive session at **10:21 pm** and returned to open session at **11:12 pm**, having undertaken evaluated contracts, evaluated aged balances and legal matters.

### Action from Executive Session

**Rorke moved** to approve an agreement with Eric Kempen to generate draft minutes for LPAS HOA board meetings, at \$20/hour, from Nov 2020 – Sep 2021. Seconded by Petros

- Unanimous approval
- **Motion adopted**

## Governance Agenda Items

**Roberts moved to approve committee charges** for 2020-21 as amended so that “special committee” is instead a “task force.” Seconded by Petros.

- Unanimous approval
- **Motion adopted**

**Petros moved to record all open session meetings.** Seconded by Roberts.

- Unanimous approval
- **Motion adopted**

## Adjournment

**Rorke moved to adjourn** and note the next meeting is the Special Meeting of Mon Nov 16, 2020, 7:30 pm, regarding drainage, followed by the regular monthly meeting of Mon Nov 23 2020, 7:00 pm, virtually.

- Unanimous Approval
- **Motion Adopted**

Meeting adjourned at 12:02 am.