

Lenox Place at Sunnyside Homeowners Association, Inc.
Board of Directors Special Meeting Minutes
Monday, November 16, 2020, 7:30 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

ETC Consulting Engineers

Cassie Park, P.E.

Residents

Lynn Smith, Robert Parnell, Derek Einhaus,
Susan Phalen, Rodrigo Vasquez, Katie
Vasquez, Lewis Jackson, Pamela Roberts,
Javier Arniella, Margo Gorra-Stockman,
Elizabeth Harling, Kaelyn Douville, Sherwin
Lee, Clayton Anderson, Barry Flahive

Call To Order

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

Approval of Agenda

The agenda had been circulated to members in advance via US Mail and email, consistent of a presentation by consulting engineer Cassie Park, P.E., regarding common area drainage study and design packet, and questions and answers from members.

Petros offered an unspecified email motion which the chair ruled out of order, noting the agenda for the Special Meeting was for the board to listen, and that email motions made between the Board's October and November regular monthly meetings would be noted in the November meeting minutes.

Presentation of Consulting Engineer Cassie Park

Park presented a summary of the design packet provided in advance to the community.

Resident comments and questions

Following is a summary of actionable comments put forth by residents.

- Anderson asked whether the project scope included downspouts and drainage improvements near 3817 Courtland Circle. Park said no and would seek additional information to incorporate into the final design packet.
- Arniella said he looked forward to seeing contractor proposals
- Douville requested improvements in retaining wall material appearance and in guardrail fencing
- Farrell requested an estimated schedule for next steps. Park replied if the board approved requests for proposals, received bids and approved the project timely, construction on the first of three phases in the design packet could begin mid-spring 2021.
- Einhaus requested step pads through rock swales behind residents gates
- Jackson asked the engineer whether she was informed about specific problem areas on the LPAS property before conducting a drainage study. She said she was not.
- Pamela Roberts, Phalen and Queally expressed appreciation the board was working to address drainage and related settlement issues strategically.
- On questioning from Smith, Park said the project is designed to accommodate 100-year rainfall stormwater runoff
- Vasquez asked whether the design replaced trees behind N Charles homes with another privacy barrier. Park noted additional trees risked damaging drainage and retaining structures

Board comments and questions

Following is a summary of actionable comments put forth by board members.

- Roberts noted the board's comprehensive approach is to seek evidence-based information including costs, separately to seek update of the community's reserve study, receive bids, and proceed with the information. Rorke noted the design packet does not yet include costs information, which is important for decisionmaking.

Adjournment

Purcell moved to adjourn and set the next meeting date to Monday, November 23, 2020, at 7:00 pm. May 28th, 7pm.

- Unanimous Approval
- **Motion Adopted**

Meeting adjourned at **8:59 pm.**