

Lenox Place at Sunnyside Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, March 22, 2021 - 7:00 p.m.
Virtually via GoToMeeting

Attendance

Directors

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

Molly Perkins, Treasurer
Eric Kempen, Recorder

Management

Molly Mangan, Capitol Property
Management

Parking Committee

Sherwin Lee, Chair

Architectural Review Committee

Eric Kempen, Chair

Landscape Committee

Margo Gorra-Stockman, Chair

Residents

Pamela Roberts, Javier Arniella, Jasmine Chestnut, Kaelyn Douville, Karen Humphry, Rodrigo and Katie Vazquez, Nancy Queally, and Curt Robinson

Call to Order

President Purcell called the meeting to order at 7:10 p.m.

Approval of Agenda

Purcell moved to adopt the agenda.

Rorke objected to the agenda as stated.

Rorke moved to adopt the agenda with each item contained in the consent agenda (agenda item three) to be discussed individually. Ashaboglu seconded the motion.

- Unanimous approval
- **Motion adopted**

Community Forum

Resident Comments:

- Douville, 3803 Courtland Circle, thanked the BoD for trimming the tree in front of his residence. He also urged the BoD to move swiftly on the drainage project with spring storms coming.

- Margo Gorra-Stockman, as a resident, is concerned about the possibility of flooding and urged the BoD to move quickly on the drainage project. She also mentioned a rust color substance that is staining the street near her residence.
- Nancy Queally is concerned about the spring rains and the continued erosion in LPAS.
- Katie Vazquez remains concerned about the erosion issues in the LPAS and would like the BoD to move quickly on the drainage project.
- Javier Arniella would like the BoD to move quickly on the drainage project.
- Pamela Roberts would like the BoD to move quickly on the drainage project.

BoD Responses and Actions:

- The various issues mentioned will be forwarded to management for resolution and will be addressed as the drainage project moves forward.

Consent Agenda

The Consent Agenda included the following items, each of which were discussed separately:

- Minutes of the Board meeting on Monday, February 22, 2021,
- Financial report for February 2021,
- ARC report for February 2021, and
- Law enforcement report for the period of February 19, 2021, to March 18, 2021.

Roberts moved to adopt item A. Ashaboglu seconded the motion.

Rorke objected and moved to adopt the Minutes of the Board meeting on Monday, February 22, 2021, with the repeated line on the top of page two deleted.

- Aye: Purcell, Ashaboglu, Roberts, Rorke
- Petros abstained
- **Motion adopted**

Purcell moved to adopt items B-D. Roberts seconded the motion.

- Unanimous approval
- **Motion adopted**

Parking Enforcement

Discussion was held regarding a parking committee recommendation to enforce towing in the common-area per the Lenox Place parking policy.

- Parking Committee Chair Lee provided an overview of the parking committee's recommendation for LPAS to use Dominion Towing services based on services provided and price. Dominion will provide new parking identification permits as part of the contract. Lee agreed to provide information to the BoD to update the community on the new policy changes.

Rorke offered a motion to authorize management to enter into negotiations with parking enforcement vendor Dominion Towing to provide common-area enforcement of Lenox Place

parking policy, with the consultation of the President and the Chair of the parking committee. The motion was seconded by Roberts.

- Unanimous approval
- **Motion adopted**

Landscaping Policy

Discussion was held regarding a proposed Landscaping policy.

- Landscaping Committee Chair Gorra-Stockman provided a general overview of the policy. The policy clarified continual community questions in a comprehensive manner.
- The BoD agreed on the process to finalize the policy: obtain BoD comments via a Google document by April 1, 2021, provide them to the committee for review, the committee will consider and make changes if necessary, the draft policy will go back to the BoD for review, and then the draft policy will then be provided to legal counsel for review prior to the BoD issuing the final policy for distribution to the community.

Resident Comments:

- Jim Rorke as a resident stated the policy addresses issues not necessarily landscaping, and the policy is very specific which may lead to more changes in the future.
- Perkins stated it may be helpful to separate the snow contract scope of work.

Fiscal Management

Discussion was held regarding the LPAS HOA's fiscal management.

- Maureen Perkins led a discussion regarding LPAS' financial matters including a February 2021 month end financial review, negative equity analysis, and reserve study analysis.

Resident Comments:

- Rodrigo Vazquez asked about drainage work performed in the past.
- Pamela Roberts asked what the site drainage improvements and refurbish in 2017 entailed.
- Margo Gorra-Stockman stated the site drainage improvements were detailed extensively in the reserve study report.
- Frank Purcell as a resident asked if LPAS should do a mid-year budget review.

Resident Easter Holiday Initiative

Resident Jasmine Chestnut provided an overview of a function as part of the National Community Church's (NCC) annual Eggstravaganza. Specifically, as a result of the COVID-19 pandemic, NCC will be providing curbside pickup of bagged Easter egg hunt kits. Chestnut would like to utilize the common area adjacent to Old Dominion perimeter fence, north of Shorter Lane, on Saturday, April 3, 2021, 11 am – 1 pm for an Easter gift bag pick-up.

Fence Repairs

Discussion was held regarding vendor proposals to repair fences and rear gates of certain LPAS HOA addresses.

- Molly Mangan provided an overview of each contractor proposal.
- Due to the addresses being inaccurate in the proposals, the BoD directed management to request Capitol Construction and OnPoint Construction Services, LLC to provide updated and accurate proposals for the BoD to reconsider. Rorke will also provide management a picture and address of a fence post on Elbert Avenue that needs to be replaced.

HOA Management Services

Discussion was held regarding an LPAS HOA request for proposal (RFP) process and community members were invited to provide comment. No member comments were received.

Operational Status Items

Discussion was held regarding the LPAS operational status items.

- Molly Mangan provided a status update on a dedicated irrigation Wi-Fi system.

Executive Session

Purcell moved to resolve into executive session for the purpose of evaluating contracts, evaluating aged balances, considering Budget and Long-Term Finance Committee applicants, and legal matters. The motion was seconded by Roberts.

- Unanimous approval
- **Motion adopted**

The Board of Directors resolved into executive session at **9:16 p.m.** and returned to open session at **10:31 p.m.**, having evaluated contracts, aged balances, considered Long-Term Finance Committee applicants, and legal matters.

Actions from Executive Session

Frank moved to approve the following residents for appointment to the Finance and Long-Range Planning committee: Rodrigo Vazquez, Javier Arniella, Curt Robinson, Sherwin Lee Margo Gorra-Stockman.

- Unanimous approval
- **Motion adopted**

Roberts moved to authorize. The motion was seconded by Rorke.

- Unanimous approval
- **Motion adopted**

Adjournment

Roberts moved to adjourn which was seconded by Rorke. The next regular monthly meeting for Monday, April 26, 2021, at 7:00 p.m., virtually.

- Unanimous approval
- **Motion adopted**

Meeting adjourned at **10:35 p.m.**