

Lenox Place at Sunnyside Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, April 26, 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

Architectural Review Committee

Eric Kempen, Chair

Residents

Katherine Ahmann, Andrew and Janell
Giddings, Javier Arniella, Rodrigo Vazquez,
Katelyn Stephenson, Ann Kossachev, Lisa
Pentland, Austin Walker, Pamela Roberts

Special Guests

Jose Garcia and Jamie Gernatt, City of
Alexandria Police Department

Call to Order

Roberts called the meeting to order at 7:05 p.m. The motion was seconded by Purcell.

- Unanimous approval
- **Motion adopted**

Approval of Agenda

Purcell moved to adopt the agenda.

Community Items Updates and Management Items Review

Working with management, the Board of Directors (BoD) reviewed the following operational items:

- A. Status of management items document
- B. Drainage initiative and reserve study update
- C. Pay-lease assessment fee payment system
- D. Irrigation system remote control
- E. Community property survey
- F. Revised declarations circulation
- G. Fences and rear gates on Elbert Avenue
- H. Other operational status items
- I. Reporting problems in common areas

Community Forum

Resident Comments:

- Pamela Roberts has noticed kids toys left in the common area and ropes hanging on the magnolia trees. She wanted to confirm if these issues violated the common area rules.
- Vazquez wanted to thank the BoD on the work they have done on the drainage project. He asked if the BoD would consider accepting questions in advance of the BoD's anticipated special meeting on the drainage project.
- Pentland asked if the BoD would consider adding a playground on LPAS common area property. She also asked if the BoD would add a "children at play" sign at each of LPAS entrances.
- Janell Giddings questioned if things being hung from trees damages them, and if the HOA prohibits kids from climbing trees. Giddings commented on the difficulty of having small children during the pandemic. She also asked if the BoD would consider adding a playground on LPAS common area property.

BoD Responses and Actions:

- The various issues mentioned will be forwarded to management for resolution.

Welcome New Law Enforcement Representative, Sgt. Jamie Gernatt

Sgt. Gernatt reviewed the Alexandria Law Enforcement Report for April 2021, covering the period of March 19, 2021, to April 18, 2021.

Ashaboglu moved to accept and approve the items listed below (items A-D) en bloc, which included adopting:

- A. Accept written report of Alexandria Law Enforcement for April 2021, covering the period of March 19, 2021, to April 18, 2021;
- B. Commend Sgt. Jose Garcia for his long service in liaison with Lenox Place at Sunnyside HOA and his commitment to public safety and the highest ideals of community service, with warm wishes on his next assignment for the people of Alexandria, Virginia;
- C. Welcome Sgt. Jamie Gernatt to the role of liaison with Lenox Place at Sunnyside HOA, with appreciation for his distinguished public service to the people of the City of Alexandria; and
- D. Authorize the presentation of appropriate certificates to Sgts. Garcia and Gernatt on behalf of Lenox Place at Sunnyside HOA at the next public observation of National Night Out, currently scheduled for Tuesday, August 3, 2021.

The motion was seconded by Rorke.

- Unanimous approval
- **Motion adopted**

Consent Agenda

Roberts moved to accept and approve the items listed in the Consent Agenda en bloc, which included adopting:

- A. Minutes of the Board meeting on Monday, March 22, 2021, as amended with a community member spelling correction, and the minutes of Board Special Meetings March 15, 19, 20, and 27, 2021;
- B. Financial report for March 2021;
- C. Suggested motion for Lenox Place HOA to adopt the CAI Civility Pledge and return it to CAI; and
- D. Suggested motion naming Curt Robinson Chair of the Finance & Long-term Planning Committee until the LPAS HOA Board 2021-22 organizational meeting.

Ashaboglu seconded the motion.

- Unanimous approval
- **Motion adopted**

Parking Enforcement

Discussion was held regarding the issuance of possible new LPAS parking passes, and a parking committee recommendation to sign an agreement with vendor Dominion Towing to provide common-area parking enforcement of LPAS parking policy.

Purcell moved to authorize signature of towing service agreement, as amended with “no valid hang tag” with parking enforcement vendor Dominion Towing to provide common-area enforcement of Lenox Place parking policy. The motion was seconded by Rorke.

- Unanimous approval
- **Motion adopted**

Common Area Policy Development

Discussion was held regarding the BoD drafting a proposed policy regarding common area conduct, fire lanes access, among other things, for the BoD to consider at its May and June 2021 meetings.

- Rorke and Roberts will research the issues and talk to community members regarding this policy area development.

Resident Comments:

- Vazquez recommended a discussion be held with the homeowners regarding the stated subjects.

Fiscal Management

Discussion was held regarding the LPAS HOA's fiscal management and the implementation of the new Budget and Long-Term Finance Committee.

- Perkins led a discussion regarding LPAS' financial matters including a March 2021 month end financial review, negative equity analysis, and the Long-Term Finance Committee.
- Management was requested to ensure the \$7,050 paid out of the Operating Reserve Fund for the gate replacements is corrected and paid out of the Replacement Reserves.

Continuation of the virtual LPAS BoD and Committee Meetings

Roberts moved to authorize LPAS HOA to continue using virtual meeting technology for its BoD and Committee meetings from July 2021 through the end of CY 2021 in the interest of member safety, logistical simplicity, and convenience for community member engagement. The motion was seconded by Ashaboglu.

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

Repairs on LPAS HOA Property

Discussion was held regarding a proposal to repair a light at 3814 Charles Avenue.

- Management was requested to confirm the proposal from PSE was still valid, and to verify there is an issue with the light. Mangan will also review a possible light outage at 3807 Charles Avenue.

Continuation of Community Forum

- Ashaboglu reported that in the virtual chat function, Giddings wrote that it has come to her attention that a board member has been taking photos of children which is absolutely unacceptable.

Executive Session

Purcell moved to resolve into executive session for the purpose of evaluating contracts, evaluating aged balances, and legal matters. The motion was seconded by Ashaboglu.

- Unanimous approval
- **Motion adopted**

The Board of Directors resolved into executive session at **8:53 p.m.** and returned to open session at **9:43 p.m.**, having evaluated contracts, aged balances and legal matters.

Adjournment

Ashaboglu moved to adjourn which was seconded by Roberts, and set the next regular monthly meeting for Monday, May 24, 2021, at 7:00 p.m., virtually.

- Unanimous approval
- **Motion adopted**

Meeting adjourned at **9:45 p.m.**