

Lenox Place Homeowners Association

Board of Directors – Monthly Meeting

March 27th, 2024; 7:00pm

Virtual Meeting via Zoom

Attendance

Directors

Jim Rorke, President (2023-24)
Kelly Chambers, Vice President (2023-24) *
Curt Robinson, Treasurer (2023-24)
Sherwin Lee, Secretary (2023-24)
Marie DiRocco, Member at-large (2023-24)

* Not in attendance

Residents

Management

Sheila McMullen (CPM)

I. Call to Order

Jim Rorke called the meeting to order at 7:05pm.

II. Resident Forum

No LPAS owner/residents in attendance.

III. Approval of Minutes

February 22nd, 2023 meeting minutes were approved by unanimous vote by Board members (4) in attendance. Curt Robison motioned to approve, seconded by Marie DiRocco.

IV. Treasurers Report

Curt led the discussion of the February financials. Curt motioned to move \$9,491.81 from the John Marshall checking account to the Morgan Stanley interest bearing savings account, seconded by Jim. The vote was unanimous.

Curt motioned to approve Ratification of e-mail (2/28) motion to reinvest the base funds **(\$200,000.00) CD** to a **5% -18 month CD** in the Morgan Stanley ladder investment program. The remaining interest funds would be part of the “interest income” funds in the budget and stay as cash in the Morgan Stanley interest-bearing savings account. The vote was unanimous (4).

V. Police Liaison Report

None

VI. Committee Reports

- **Landscaping Committee:** Kelly Chambers (not present) submitted a list of landscape items to D&G. An update and pricing will be presented at the April meeting.

- **ARC Committee** - The following documents were presented from ARC committee:

1. (Updated) **Appendix C- ARC Replacement Specifications Summary- FINAL 3.9.24** updated to include new decking column and clarification in some other areas within the chart.

2. (Updated) **Appendix F – House Number and Exterior Lighting Specifications – FINAL 3.9.24** – updated to include more details and clarifications.

3. **(NEW) Appendix K – Balconies -Decks and Railing Specifications -FINAL 3.9.24** – entirely new section to add to the ARG Guidelines as there was a gap as these were not defined.

4. **(NEW/Updated) LPAS -ARC-Home Inspection Violation Checklist -FINAL 3.9.24-** ARC revised checklist from original that CPM uses for LPAS neighborhood walks to collect violations . I believe this service is outsourced to a subcontractor with the ARC guidelines to ensure the violations are correct. Also, the ARC would like to discuss this violation process and the option to either participate in the walk around the neighborhood with the subcontractor or to review the violations captured before they get sent out to audit for accuracy.

The Board reviewed presented information and will get any questions from Board members to Jim to pass on to the committee.

Further discussion took place in connection with storm doors, support bars and security doors.

VII. Management Report

- Discussion regarding irrigation start-up, management to follow up **(Action item)**.
- Discussion regarding PES – Repairs are working fine- there is one tree that does not have a light on West Glebe. Do we want to install a light for this tree? Board members will look and decide if needed?
- Curb your dog sign(s) need to be replaced, old and worn **(Action item)**.
- Website needs to have the posted minutes to be updated **(Action item)**.

VIII. Old Business

Sheila reported that Auto debit is still on hold. CPM accounting meeting with banks to transfer our accounts if necessary to avoid ACH fees.

IX. New Business

- **Fencing:** Tree work and other preparation for project was discussed. Proposal from Peter's Landscape that included fence work, retaining walls and tree work was discussed in depth. Kelly's earlier input regarding trees was asking Sheila to acquire additional bids on retaining walls and trees. (Action item).

*** Note: Board member Annual Training to take place April 23rd at 7:00pm. A Special Meeting will be called for this purpose lasting @ 1 hour.**

X. Executive Session

Curt motioned to enter Executive Session, seconded by Sherwin (**8:50pm**). Unanimous vote

Discussion:

1- Resident fence repair request.

2- Aged owner balances.

Curt motioned to leave E.S. seconded by Sherwin (**9:00pm**). Unanimous vote.

XI. Adjournment

Jim motioned to adjourn, seconded by Sherwin (**9:02pm**). Unanimous vote.