

# **Lenox Place at Sunnyside Homeowners Association, Inc.**

## **Board of Directors – Monthly Meeting**

June 25<sup>th</sup>, 2024; 7:00pm

Virtual Meeting via Zoom

### **Attendance**

#### **Directors**

Jim Rorke, President  
Kelly Chambers, Vice President  
Curt Robinson, Treasurer  
Marie DiRocco, Member at Large  
Sherwin Lee, Secretary

#### **Residents**

Daniella Ferrero  
Katie Comando  
Molly Perkins

#### **Management**

Sheila McMullin (CPM)

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### **I. Call to Order**

Jim Rorke called the meeting to order at 7:02pm. Kelly Chambers moved to approve the June meeting agenda, seconded by Curt Robinson. Motion passed unanimously (5-0).

### **II. Resident Forum**

- Daniella Ferraro mentioned that a pine tree directly behind her residence on Courtland Circle had died and offered to pay/donate to have the tree replaced. Kelly Chambers stated that this tree is on the list for removal. The Board would consider her offer to replace the tree.
- Molly Perkins was in attendance to discuss ARC issues later in this meeting.

### **III. Approval of Minutes**

The May 22<sup>nd</sup> meeting minutes were reviewed. Jim moved to approve the May minutes, seconded by Curt. Vote was Unanimous (5-0).

### **IV. Committee Reports**

- **Finance:** Curt motioned to move funds. Motion was rescinded and will be presented during new business.

time.

- **ARC:** Molly Perkins, the committee chairperson stated that the committee held their meeting in June. The discussion regarding **Appendix F** in connection with string lighting

occurred. String lights were not formally approved as they are considered decorative lights. It was determined the string lights should not be hung above the fence line in the rear of residences. Jim Rorke moved to approve **Appendix F**, house numbers and exterior lighting, seconded by Kelly. Motion approved (4-1). A discussion regarding inspection violation from 2023. Violations list should go to the Board of Directors before mailed to residences. Further discussion regarding follow-up and enforcement. The property manager, Sheila McMullin will use old and new list. Violations should be included in Board packages. A mailing will be needed for ARC updates. Molly will compose the cover letter. An ARC application will be included in the mailing.

## **V. Management Report**

**-Towing:** A brief discussion regarding towing. Dominion towing in has been absent in the community for several months. Sheila to call and remind Dominion of their contractual obligations to the community.

**- Handyman Services:** A discussion was held regarding Leslie Lee doing handy work in the community, wages and work/jobs he is working on.

## **VI. Old Business**

**- Snow Removal:** Proposals for 2024/2025 were discussed. Management to provide proposals at the July meeting.

**- Fencing:** The Board has determined that the community needs to be made aware of all phases of the project in advance of the start date. A discussion ensued regarding as to how and when this communication with residents should occur. A special meeting for fencing was suggested for HOA communication.

## **VII. New Business**

**Note** - Marie DiRocco lost internet access and dropped out of meeting.

**Yellowstone Landscaping:** Discussion regarding annual cost of 19-month contract regarding flowers and irrigation. Curt moved to approve proposal (**#433365**) for irrigation repairs in the amount of **\$2,937.50**, seconded by Jim. **Vote: 4-0. Motion carried.**

Curt moved to approve Yellowstone's proposal (**#433652**) in the amount of **\$933.58** for an irrigation controller for the Glebe-road entrance, seconded by Jim. **Vote: 4-0. Motion carried.**

Curt moved to approve Yellowstone's proposal (**#428887**) in the amount of **\$2,205.00** to furnish and install a total of 335 annuals (flowers) in 7 flower beds on site and Yellowstone's proposal (**#428868**) in the amount of **\$400.00** to start the irrigation system. Seconded by Kelly. **Vote: 4-0. Motion carried.**

**Electronic Board & Committee Meeting** resolution that was forwarded to the Board from Association Attorney was discussed. Curt moved to approve the resolution, seconded by Jim. **Vote: 4-0. Motion carried.**

**Lighting:** Curt mentioned that the light at the entrance on Glebe Road (right hand side) is out. Management to follow up with PSE.

It was noted that **National Night Out (NNO)**, which is a social event/expense to the community will take place on **Tuesday August 6<sup>th</sup>**.

## **VIII. Executive Session**

Kelly moved to go into Exec. Session, seconded by Curt (**8:27pm**).

Kelly moved to exit Exec. Session, seconded by Jim. (**9:21pm**).

**Discussion: 1) ARC Violations**

**2) Aged Owner Balances**

## **IX. Adjournment**

Sherwin moved to Adjourn, seconded by Curt (**9:27pm**). **Vote: 4-0. Motion carried.**