

Lenox Place at Sunnyside Homeowners Association, Inc.

Board of Directors – Monthly Meeting

March 12, 2025; 7:00pm

Virtual Meeting via Zoom

Attendance

Directors

Jim Rorke, President

Kelly Chambers, Vice President

Curt Robinson, Treasurer

Sherwin Lee, Secretary

Marie Di Rocco, Member at-large

Residents

Teresa Austin

Michael Dodson

Marty Huenneke

Susan Phalen

Robin Roberts, Natalie Simon

Management

Sheila McMullan (CPM)

I. Call to Order

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

II. ACPD Report

No report, no ACPD representative present.

III. Resident Forum

Multiple residents (six listed above) were in attendance to either express their opposition or support for removing/cutting down a large oak tree located in the 3900 block of Elbert Avenue on the odd side of the street. The residents were evenly split on this subject. Those that lived near the tree (3) on Elbert were opposed and those that lived on Courtland Circle and Charles Avenue (3) were in support of having the tree removed. All present commented and/or directed specific questions to the Board to express their opinion about removing the tree. Residents also expressed their concern regarding what they perceived as a lack of communication between the Board and the community about the tree removal. In the future it was recommended that all large trees within the community be inspected/checked annually to avoid any possible liability issues. The resident forum (1 hour) was consumed by the discussion of this tree.

IV. Approval of Meeting Minutes

Motion made by Curt and seconded by Kelly Chambers. Vote unanimous (5-0), motion carried.

V. Committee Reports

Financials - Curt Robinson referred to the February 28, 2025, financial report. He stated that the current balance in the Morgan Stanley savings account is **\$354,888.95**. Curt made the motion to move **\$250,000** from the **Morgan Stanley savings into a 6-month CD** with the best rate, seconded by Kelly. Vote unanimous (5-0), motion carried.

Motion #2 – Curt made the motion to move **\$13,580.00** from the **John Marshall checking account into the Morgan Stanley savings** account, seconded by Kelly. Vote unanimous (5-0), motion carried.

Motion #3 – Curt made the motion to **re-invest a \$50,000.00 Morgan Stanley CD** due to **mature on 4/16/25 into another 6-month CD**, seconded by Kelly. Vote unanimous (5-0), motion carried. He stated that the retained earnings will be left as is until the 2024 audit is completed.

Landscaping – Kelly stated the Kim Moore and Jeff Flannery had requested to join the Landscaping committee. Kelly made the motion to nominate and have Kim and Jeff join this committee, seconded by Curt. Vote unanimous (5-0), motion carried.

A discussion ensued regarding the Peters landscape proposal that was approved/voted on by the Board in January 2025 for the redesign of flower beds (7) and removal of trees (2) located on Elbert Avenue/Courtland Circle. The proposal will be signed off by the Board president, Jim Rorke within 24 hours. A discussion regarding the start-up of the irrigation system followed. Sheila will direct Yellowstone to conduct the preseason irrigation system check in advance. She will instruct Yellowstone to hold off on mulching and installing the flowers until after the flower-bed work by Peters landscaping is completed.

VI. Management Report

Sheila McMullen gave the Board an update on the following items:

- Lights that are not operating within the community
- Replacement of the reserve parking signage (6).
- Percentage of units being rented (26 units/17%).
- One current resale
- Yellowstone work schedule for the spring/summer season.
- CTA update.

– Spring Inspections: to be conducted/started in April (Special attention to be given to brick, trim, windows and rotted wood).

VII. Old Business

- **Articles of Incorporation:** Jim sent an email to the Attorney for an update to bring the Association into compliance with current HOA standards, and that would permit staggered length terms and correct some language. As mentioned in the management report the annual inspection will begin in April. The discussion of replacing current address numbering with a suitable replacement. This subject can be taken up for consideration by the ARC committee before being presented by the Board.

VIII. New Business

There was a brief discussion about the need to have the brick perimeter wall power washed and the metal fencing touched up/painted? Sheila will get bids for this work if needed.

IX. Executive Session

Curt made the motion to go into Executive Session and seconded by Jim **(9:07 pm)**. Vote unanimous (5-0), motion carried.

Curt made the motion to leave Executive Session and seconded by Marie **(9:36 pm)**. Vote unanimous (5-0), motion carried.

Discussion:

- Dog Poop issues (specific owners).
- Home street address numbers (specific units).
- Aged owner balance balances/collection status (specific owners).
- Violations (specific units).

X. Adjourn

Curt motioned to Adjourn, seconded by Jim **(9:37 pm)**. Vote unanimous (5-0), motion carried.

