

# **Lenox Place Homeowners Association**

## **Board of Directors - Monthly Meeting**

**April 23, 2025; 7:00 pm**

**Virtual Meeting via Zoom**

### **Attendance**

#### **Directors**

Jim Rorke, President (2025)  
Kelly Chambers, Vice President (2025)  
Curt Robinson, Treasurer (2025)  
Sherwin Lee, Secretary (2025)  
Marie DiRocco, Member at-Large (2025)

#### **Residents**

Kim Moore  
Molly Perkins

#### **Management**

Sheila McMullen (CPM)

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

Jim Rorke called the meeting to order at 7:11pm.

### **II. Police Report**

No ACPD liaison officer in attendance and therefore no report.

### **III. Resident Forum**

Kim Moore, the newly appointed landscaping committee chairperson, spoke on her personal behalf regarding the common area adjacent to her property at 3801 Charles Avenue. This led to an in-depth discussion by the Board as to what would be the best option. The Board agreed that a remediation project was needed to address Kim's concerns to improve this area. The Board plans to continue this discussion in detail later in this meeting. Kim was invited to stay for the discussion.

### **IV. Approval of Meeting Minutes**

The Board discussed amending the previous meeting minutes, March 2025. Kelly Chambers pointed out that two important items were not reflected: a motion about contract execution notification and a discussion about reverting to the old method of receiving Board packets directly from Sheila. The Board had an in-depth discussion about

the best approach for communication and distribution of the packets. It was decided to have Sheila amend the minutes to include the missing items.

## **V. Committee Reports**

### **Financials:**

**Motion #1-** Curt Robinson motioned to move **\$9,344.73** from the John Marshall Bank checking account to the Morgan Stanley interest bearing savings account, seconded by Kelly. Vote: 5-0, motion carried.

**Motion #2:** Curt motioned to move **\$200,000.00** from the Morgan Stanley savings account interest bearing savings account to a six-month M.S. CD, seconded by Kelly. Vote: 5-0, motion carried.

**Motion #3:** Curt motioned to move **\$100,000.00** from M.S. savings account to a Treasury account (liquid account) best rate available, seconded by Kelly. Vote: 5-0, motion carried.

### **Landscaping:**

The Board discussed the landscape remediation project adjacent to Kim Moore's home, 3801 Charles Avenue. Kim describes the common property next to her home as a construction site due to the area being used as an access point for previous projects unrelated to her property. The Board acknowledges that this area is in need of remediation and has received proposals which include seeding, re-sodding and hardscape/concrete work. The Board agreed that resodding this area would be in the best interest of the community and Kim's family. The question as to whether some type of hardscape surface in the form of pavers/steppingstones would be added/needed to protect the new sod from the continuous foot traffic traversing this area? Further discussion by the Board will be needed to address the subject of adding some type of hardscape. The Board also discussed that it is imperative to have the irrigation system operating ASAP in advance of the installation of the spring/summer flowers.

### **ARC:**

The ARC chairperson Molly Perkins presented updates from the committee. These updates include guidelines, website updates and a plan to address house numbering/visibility issues in phase one.

## **VI. Management Report**

**Signage Replacement:** The Board discussed a proposal to replace the reserve parking signage. The proposal to replace the six 35-year-old original signs is \$489.95 which does

not include labor or wooden posts that the signs would be mounted. The Board unanimously agreed that the posts should be replaced. Since the amount of the proposal is under the threshold of \$1,000.00, no formal vote is needed by the Board. The property manager can proceed to have the signs (6) and posts replaced.

**Electrical Line Repair:** The Board approved a proposal from PSC for trenching and rewiring lights located between the exterior fence/masonry wall and the property line fences behind 3816 to 3822 Charles Avenue. This electrical line services two landscape lights and the large Lenox Place sign on the corner of Old Dominion and West Glebe. Jim moved to approve the proposal for **\$1,091.50** to replace the electrical line, seconded by Sherwin. Vote: 5-0, motion carried.

**Fencing Repair:** The Board briefly discussed the prospect of cleaning/pressure washing the perimeter wall and painting/repair the wrought iron fence along West Glebe/Old Dominion. Jim pointed out the need to inspect the fence's metal anchors for deterioration and the need to steel brush/sand the metal fencing before painting. The Board agrees multiple proposals will be needed before any further action can be taken on this subject.

**Liability Concerns:** The Board discussed the subject of liability concerns related to uneven sidewalks, aprons and driveways caused by the growth of tree roots. The Board also plans to seek legal advice as it relates to their responsibility for damage caused by HOA-owned trees affecting homeowner's property. The Board will address in the near future trip hazards in the community and get multiple bids from professional concrete companies. Kelly suggested using Peter's Landscaping list as a starting point and adding any other areas of concern.

**North Security Gate:** A brief discussion regarding the metal north security gate which includes the locking mechanism and self-closing issues. Professional help will be needed to resolve these issues.

**Zoom Meeting Technical Issues:** The Board discussed technical difficulties with participants joining the monthly Board Zoom meeting. Participants experiencing technical issues on their tablets and others having problems with the link. Despite efforts, one Board member Marie DiRocco had great difficulty in joining this meeting.

## **VII. Old Business**

**Articles of Incorporation:** Jim brought up the subject of revisiting the subject of another attempt to revise the LPAS Articles of Incorporation.

## **VIII. Executive Session**

Jim moved to enter Executive Session seconded by Kelly. **(8:52 pm)**.

Vote: Unanimous (5-0).

Curt moved to leave Executive Session, seconded by Sherwin. **(9:34pm)**

Vote: Unanimous (5-0).

### **Discussion:**

Property at 3906 Elbert Avenue is going on the market for sale. Issues related to common area on the side of the house regarding property line, maintenance agreement and common area usage must be resolved in advance of the sale. The LPAS attorney will be contacted by Jim & Sheila.

- **Aged Owner Balances:** Sheila will continue to monitor legal proceedings regarding \$3,904.00 past due assessment and late fees.

- **Subject of unclaimed funds from former residents.** Jim and Sheila will follow-up.

## **IX. Adjournment**

Curt moved to adjourn the meeting, seconded by Sherwin **(9:36pm)**.

Vote: Unanimous.