

Lenox Place at Sunnyside Homeowners Association, Inc.

Board of Directors – Monthly Meeting

September 24, 2025; 7:00pm

Virtual Meeting via Zoom

Attendance

Directors

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

Residents

Francis Harris
Kim Moore
Chase Rogers
Molly Perkins

Management

Brittanie Davis Morge

I. Call to Order

Jim Rorke called the meeting to order at **7:03pm**.

II. Police Report

No report, no ACPD representative in attendance.

MOTION: The Board ratified the email motion to hold the yard Sale on October 11, 2025 with a budget not to exceed \$150.00.

III. Resident Forum

Francis Harris asked several questions regarding upcoming landscaping plans, specifically grass seeding for the Fall. Jim explained that fall grass seeding is included in the contractual agreement with Yellowstone Landscaping. He assured Francis that the work would take place within a few weeks. The discussion included community wide aeration and weed killer application which is also included in the contract.

IV. Approval of Minutes

The August 27th meeting minutes are not available for review/approval. Sherwin Lee the secretary, stated that he didn't receive the meeting notes in time to get them completed

prior to this meeting. He assured the Board that they will be available for the October meeting.

V. Committee Reports

Financial: Curt Robinson expressed the need to reinvest two CD's that will be maturing this month. The reinvestment motion(s)/vote will have to be conducted via e-mail after Curt has the interest rate information needed before these decisions can be implemented.

Landscaping: Kim Moore, the chairperson of the landscaping committee presented proposals for the Board to review which includes additional landscaping projects and tree maintenance and removal. The meeting focused on tree-related issues. The Board emphasized the need to stay within the approved budgetary constraints. Some accounting adjustments may be needed to make this expenditure possible. The Board discussed landscape improvements, including planting in a narrow space near the fence adjacent to 3801 Charles Avenue. Due to the time constraints of this meeting and the number of landscaping topics to be discussed it was suggested by Jim that a special meeting be held in advance of the Annual meeting on October 29th to address these issues. The Board agreed to meet on Wednesday October 22nd at 2pm to address these landscaping issues/topics.

ARC: No report and therefore no discussion.

VI. Management Report

The HOA Board meeting covered various operational and financial topics, including landscape proposals, fall maintenance plans and contract discussions with vendors. The Board addressed several community issues such as tree removal, pruning and annual inspection violations in addition to financial matters such as the reinvesting of maturing CD's (2) and water usage patterns. The conversation ended with discussions about the upcoming elections, landscape improvements and the need to clarify specifications for tree replacement work. Special meeting October 22nd.

VII. Old Business

Articles of Incorporation: The Board has agreed to make a second attempt to modify/change the AOI to allow staggered Board terms and correct out of date language which violates State requirements. This effort will be conducted electronically using software (Vote-Now) that will allow residents/members the convenience of voting using their PC's or smart phones. A 75% approval by the HOA membership will be needed to change the AOI as it relates to this issue. E-voting will be available 30 days prior to the Annual meeting on October 29th.

Annual Inspection: Brittanie stated that the annual inspection of all 122 units/townhomes in the HOA has been completed and that the report has been distributed to the Board for review. Violations notices have been sent via US mail to homeowners.

VIII. New Business

Landscape/Snow Removal Contracts/2026 Budget: Due to the time constraints of this meeting and the in depth nature/scope of these subjects, the Board agreed to hold a special meeting on the afternoon of October 22nd (2-4pm) to address these issues.

Landscape Committee Proposed Enhancements: This subject will also be discussed/addressed at the October 22nd meeting due to the time constraints of this meeting.

Kelly inquired about the LCS proposals for erosion issues at Courtland & Shorter and asked that they be presented at the next meeting.

IX. Executive Session

Curt made the motion to go into Executive Session, seconded by Kelly **(8:16 pm)**. Vote unanimous (5-0), motion carried.

Kelly made the motion to leave Executive Session, seconded by Jim **(9:25pm)**. Vote unanimous (5-0), motion carried.

Topics of Discussion: Delinquency Report, Landscaping Payment Dispute, Current Landscape Contract Renewal

MOTION: Kelly Chambers motioned, and Curt Robinson seconded to offer Peter's Landscaping half of the invoiced amount for the tree debris due to a trip charge only. Motioned passed 4-1-0.

MOTION: Kelly Chambers motioned, and Jim Rorke seconded to terminate Yellowstone Landscaping Contract with 90 days' notice on September 30, 2025 and request a final list of services to be rendered. The vote passed unanimously. 5-0-0.

X. Adjournment

Jim made the motion to adjourn, seconded by Sherwin **(9:27 pm)**. Vote unanimous (5-0), motion carried.