

**MINUTES OF FEBRUARY 22, 2024
BOARD OF DIRECTORS MEETING
QUAKER HILL COMMUNITY ASSOCIATION**

CALL TO ORDER

The meeting held via teleconference (Zoom Meeting), was called to order by President Marci Greenberger at 7:04 PM.

BOARD MEMBERS PRESENT:

Marci Greenberger, President
Dominique Mack, Vice-President
Rose Gillespie, Treasurer
Mark Vaughan, Director
Lennin Lopez, Secretary/ARHA Director

OTHERS ATTENDING:

Jody Lee, SFMC
Sergeant Matthew O' Malley, left meeting at 7:15pm
Melina Luizaga
Emanuele Pecora
Steve Weachter
Kristin Gooch, left meeting at 8:10pm
Maria Vegega, left meeting at 8:10pm

POLICE REPORT: Sergeant O'Malley reported the crime statistics for the area with majority happening inside the shopping district. Crime in the City of Alexandria is up 18.3% since last year. If anyone would like to reach out to Sergeant O'Malley: matthew.omalley@alexandriava.gov or 703-298-4487.

OPEN FORUM:

- A condominium owner asked why balconies are being replaced throughout the condominium development.
 - The Board informed him that he would have to ask the Condominium Board. Emanuele responded that he sits on the condominium board and that the balconies have reached their lifetime.
- A condominium owner asked why the Quaker Hill newsletter never includes any condominium news.
 - Rose responded that when the condominium association shares news, she includes it in the newsletter.

APPROVAL OF MINUTES: The Board reviewed the minutes from the January 2024 meeting. Rose motioned to approve the minutes as amended, Mark seconded. The Board unanimously approved the minutes, as amended.

FINANCIALS: Rose informed all attendees of the current financial situation for the HOA and provided the following updates:

- The Board is currently waiting for the 2022 final financial audit to be completed. Once that is done, both 2022 and 2021 will be closed out.
- The Board is still exploring all options to get the trickle stream repaired but are financially sound and prepared to get it completed.

NEW BUSINESS:

- The Board reviewed a proposal submitted by TMP to clean the clubhouse on an as needed basis for \$75 per cleaning.
 - Rose moved to accept the proposal; Mark seconded. The Board unanimously approved.
- The Board discussed increasing the deposit amount needed to reserve the clubhouse from \$50 to \$75.
 - Dominique moved to accept the deposit increase; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Bartlett Tree Experts to complete tree and shrub work, along with removing a tree at the rear of 201 Ellsworth St for \$1,820.
 - Mark moved to accept the proposal; Lennin seconded. The Board unanimously approved.
- The Board reviewed an updated proposal submitted by Republic Service for trash pickup during the pool season.
 - Rose moved to accept the amended Republic contract for 2024, Dominique seconded. The Board unanimously approved the updated contract.
- The Board reviewed a contract submitted by Kimley Horn for professional service consulting for phase 2A and 2B of the erosion project for \$7,000.
 - Rose moved to accept the contract; Lennin seconded. The Board unanimously approved.

UNFINISHED BUSINESS:

- The Board agreed to retain the CIS company to conduct property inspections based on the same rates as last year.
 - Rose moved to accept; Dominique seconded. The Board unanimously approved to retain CIS.

PRIVILEGED: Mark moved to convene in executive session to consider personnel matters; consult with legal counsel, discuss, and consider contracts, pending or probable litigation, and matters involving violations of the rules and regulations. Lennin seconded. The Board entered executive session at 8:00pm.

Rose motioned to move out of executive session at 8:56 pm; Mark seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Rose moved to adjourn; Lennin seconded. The Board unanimously approved to adjourn at 8:58pm.

NEXT MEETING: Scheduled for March 28, 2024, at 7:00pm.

Respectfully submitted,
Lennin Lopez, Secretary/ARHA Director