

MINUTES OF JUNE 23, 2022
BOARD OF DIRECTORS MEETING
QUAKER HILL COMMUNITY ASSOCIATION

CALL TO ORDER

The meeting held via teleconference (Go To Meeting), was called to order by President Mary Beth Cockerham at 7:00 PM.

BOARD MEMBERS PRESENT:

Mary Beth Cockerham, President
Marjorie Stein, Vice-President
Rose Gillespie, Treasurer
Lennin Lopez, Secretary/ARHA Director
Marci Greenberger, Director

OTHERS ATTENDING:

Tim Kirchner, Northern Virginia Management (NVM)
Blake Sanderson, left meeting at 8:00pm
Diane Whitehead, left meeting at 8:10pm

APPROVAL OF MINUTES: The Board reviewed the May 2022 minutes. Marci motioned to approve the minutes as amended, Marjorie seconded. The Board unanimously approved the May 2022 minutes as amended.

MEMBERS' FORUM:

- Blake Sanderson asked the Board about possibly organizing a community block party so everyone can get to know one another.
 - Mary Beth replied that there is interest in doing that and would touch bases with Mr. Sanderson after the holiday regarding National Night Out.

ARHA REPORT: ARHA's power washing of all their units will be wrapped up soon. Once that is complete, ARHA unit's that need landscaping done (weed removal, tree trimming) will start.

COVENANTS:

- Tim informed the Board that a hearing is scheduled for next month with a homeowner.
- Mary Beth inquired on the outstanding violations and why they are so many.
 - Tim replied that a final inspection will be done, resulting in many violations being closed out.

LANDSCAPING: Mary Beth walked the community with Chapel Valley to point out issues of concern. A quote was asked for regarding replanting throughout the community.

PARKING COMMITTEE: The Board will start tagging cars that violate the guest parking policy.

MANAGER'S REPORT: The following action list items were reviewed by the Board and removed:

- NVM to contact Bartlett Tree for elevation of trees on Dartmouth Ct. for inclusion in the contract
- NVM to contact Chapel Valley to price June clean up of areas behind Quaker Hill Drive and Ellsworth townhomes
- Mary Beth and NVM to verify address of dead tree overhanging Quaker Hill Drive
- Lennin to follow up with ARHA residents regarding pool applications
- NVM to order the pool umbrella bases
- Rose and NVM to validate the number of pool umbrellas needed

OLD BUSINESS: Kimley Horn and Chapel Valley both advised the Board to send the Request for Proposal to Evergrow to see if they'd be interested. The HOA needs a company to move forward with the erosion project, which would require digging, grading, and laying pipes.

NEW BUSINESS:

- Complaints have been received regarding the number of pool lifeguards on duty at a time.
 - Mary Beth asked Tim to follow up with High Sierra to get this resolved.
- TMP program: Tim will need to provide access to the new management company so that the bank account information can be changed. Rose also mentioned that the Board will need to decide whether to continue in the TMP program or opt out of it.
- Trickle Pond: Tim informed the Board that a new motor is needed and that there is a delay with delivery. The algae has reduced at the pond but the new motor is needed since the new one is dead.

PRIVILEGED: Marjorie 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. Marci seconded. The Board entered executive session at 8:13pm.

Marci motioned to move out of executive session at 8:20pm.; Rose seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marci moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 8:22pm.

NEXT MEETING: Scheduled for July 28, 2022 at 7:00pm.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director