

MINUTES OF JULY 25, 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 7:00 PM.

BOARD MEMBERS PRESENT:

Marci Greenberger, President
Rose Gillespie, Treasurer
Lennin Lopez, Secretary/ARHA Director
Mark Vaughan, Director

BOARD MEMBERS ABSENT:

Dominique Mack, Vice-President

OTHERS ATTENDING:

Jody Lee, SFMC
Sergeant Matthew O' Malley, left meeting at 7:05pm
Maria Vegega, left meeting at 8:10pm
Pat Webb, left meeting at 8:10pm
Gary Lisker, left meeting at 8:10pm
Laura Evans, left meeting at 8:10pm
Ashley McCurry, left meeting at 8:10pm
Mike Poplaski, left meeting at 8:10pm
Sue Wolski, left meeting at 8:10pm
Paul Hoftyzer, left meeting at 8:10pm
Rich Lane, left meeting at 8:10pm

POLICE REPORT: Sergeant Matthew O'Malley shared the crime statistics for the immediate area. One of the crime trends currently is automobile wheel thefts. He informed all attendees that the statistics show that overall crime is up 15.1% from last year. National Night Out is Tuesday, August 6, 2024, from 5-8pm throughout Alexandria. If anyone wishes to reach out to Sergeant O'Malley, matthew.omalley@alexandriava.gov or 703-298-4487.

OPEN FORUM:

- Various homeowners shared their concerns with the overall inspection process and violation letters they received. Expressed that there should be more transparency with the process.

- Marci responded that the Board hears the community's concerns and will discuss them in depth during executive session. Many homeowners were cited for the same reasons, including board members.
- A homeowner stated that the common areas throughout the community need to be addressed, for example the sidewalks need to be cleaned.
 - Marci responded that it this concern would be addressed in executive session, but the sidewalks would be cleaned soon.
- A homeowner stated that debris and trash is covering the drain grates, and they are not being cleaned in a timely manner.
 - The Board responded to please email Jody when this is noticed so the handyman can be informed.
- A homeowner shared that she could help others address their inspection violations.
 - The Board thanked her for her volunteerism.

ARHA: Informed all attendees that ARHA is hosting a National Night Out event on the 100 block of Ellsworth Street on August 6, 2024 between 5 – 8 pm.

COVENANTS: The Board would like to remind all residents that all are able to request an extension for any inspection violations. If needing an extension, please contact Jody or the inspection company.

ARC: Many design applications have been received this year. Please keep in mind that the ARC has 45 days from the date the application is received to render a decision.

LANDSCAPING: The Board has scheduled the August and September community walk through to discuss the fall plantings.

APPROVAL OF MINUTES: The Board reviewed the June 2024 meeting minutes. Mark motioned to approve the minutes; Rose seconded. The Board unanimously approved the June 2024 meeting minutes.

FINANCIALS: Rose informed all attendees of the current financial situation for the HOA.

- There was an increase in the expense of mailing due to all the pool letters that needed to go out.
- The Board is holding a good amount of money in reserves as they await to hear more information on the ongoing erosion project and the needed trickle stream repair.

NEW BUSINESS:

- The Board reviewed a proposal submitted by High Sierra Pools to replace the chlorinator, cap plug and O-Ring for \$907.00.

- Rose moved to accept the proposal; Lennin seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Virginia Water and Wetlands to monitor and provide maintenance of the pond from 2025–2027 at \$595 per month.
 - Rose moved to accept the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez Landscaping to clean the trickle stream for \$960.00.
 - Rose moved to accept the proposal; Lennin seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez Landscaping to cut back the overgrown vegetation behind Ellsworth St. and Quaker Hill Drive for \$1,768.00.
 - Rose moved to accept the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed receipts for the purchase of two pool umbrellas and three pool umbrella stands for a total of \$918.17 purchased by Rose.
 - Lennin moved to reimburse Rose for this purchase, Mark seconded. The Board unanimously approved the reimbursement.
- The Board discussed providing the pool lifeguard with a \$50 bonus.
 - Mark moved to approve the bonus; Rose seconded. The Board unanimously approved.

PRIVILEGED: Rose 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. Mark seconded. The Board entered executive session at 8:11pm.

Rose motioned to move out of executive session at 9:14pm; Lennin seconded. The Board unanimously approved to move out of executive session.

The Board discussed a hearing that took place regarding a covenant's violation. The result of the hearing is that the Board will grant the homeowner an extension until August 2, 2024, to cure the covenants violation. Should the violation not be cured by then, the homeowner will incur a daily charge of \$10.

- Marci moved to accept this decision; Rose seconded. The Board unanimously approved.

ADJOURNMENT: Lennin moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 9:19pm.

NEXT MEETING: Scheduled for August 22, 2024, at 7:00pm.

Respectfully submitted,
Lennin Lopez, Secretary/ARHA Director