

QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR JULY 23, 2026
VIA ZOOM 7:00 PM

CALL TO ORDER

The meeting was called to order by Dominique Mack at 7:00 PM.

BOARD MEMBERS PRESENT

Dominique Mack
Laura Evans
Ashley McCurry
Rose Gillespie

Management – Jody Lee

POLICE/LIAISON REPORT

- Sergeant Matthew O'Malley provided the updated crime statistics since the last meeting. There were a couple instances of shoplifting in the shopping center. Overall, crime is down since this time last year. Crime trends for car thefts for Hyundais and Kias are still high. There was one instance of a stolen car in the last month, but the FLOCK cameras have been very helpful in resolving instances like those.

OPEN FORUM

- One homeowner inquired about when the community roads will be repaved. Dominique explained that the Board is looking at quotes for paving for next year.

COMMITTEES/REPORTS

ARHA: No update was available.

COVENANTS: Laura Evans and Ashley McCurry provided the update. The Committee is still working on the updated regulations and reminds the community to keep up on deferred maintenance items.

LANDSCAPING AND GROUNDS: Rose Gillespie provided the update. There is a walkthrough scheduled for Monday with the tree company for next year, as well as one with the landscaper for budget planning for next year.

ARCHITECTURE: Rose Gillespie provided the update. There were three (3) applications in July, and all were approved. The Committee has no outstanding applications.

PARKING: Dominique Mack provided the update. While most neighbors are complying, there are still a couple of repeat offenders, and the Committee will continue enforcement. There has also been an increase in the number of scooters left around the community. Dominique encouraged homeowners to reach out to the scooter company to have those collected.

SNOW: Dominique Mack provided the update. The Board will consider proposals in the next couple of months.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting on June 25, 2026.

Rose motioned to approve the minutes; Laura seconded. The Board Members approved the minutes (4-0-0).

FINANCIAL MANAGEMENT

- Rose Gillespie shared the June 2026 financials and June Treasurer's report.
- The insurance bill was paid as were roughly \$1,300 in pool supplies. There were some repairs made to the Community Center bathrooms. There was an electrical repair for the new sidewalk on Quaker Hill Drive. The last of the Chimney repairs was paid. The cash position is good.

CONTRACT SERVICES/PROPOSAL

- There were no proposals or contracts to consider.

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING

- On July 17, 2026, the Community Manager approved District Builds to run a PVC pipe for the condensate line at the Club House for \$250.
- On July 17, 2026, the Community manager approved High Sierra Pools to treat for high phosphates in the pool for \$538.

Ashley motioned to ratify the email votes; Rose seconded. The Board Members unanimously voted to ratify the email votes (4-0-0).

UNFINISHED BUSINESS

There was no unfinished business to discuss.

NEW BUSINESS

Duke Street Redevelopment

- The City has released Duke Street redevelopment plans, including redevelopment of Alexandria Commons. Information was sent to the Community and the homeowners are encouraged to attend the meeting on August 5th or comment here:
<https://alexandriava.mysocialpinpoint.com/draft-recommendations>.

Tree Work/Pruning

- Some additional trees need to be pruned, and Laura Evans will help to update the map.

Inspection for Club House Rental on 7/25

- Ashley McCurry will perform the pre-rental inspection for the rental on 7/25.

TMP Report

- From July 1, 2026 – July 21, 2026, one (1) resident contributed for a total benefit payout of \$250. The balance in the account is \$3,750.

EXECUTIVE SESSION

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; Laura seconded. The Board entered Executive Session at 7:37 PM.

Ashley moved to move out of Executive Session; Rose seconded. The Board reconvened into General Session at 8:55 PM.

RECONVENE INTO GENERAL SESSION

A motion from a resident for a waiver request for a late fee was denied unanimously based on the homeowner not attempting to sign up for future ACH payments **(4-0-0)**.

Rose moved to adjourn; Laura seconded. The Board members unanimously voted to adjourn at 8:58 PM.

NEXT MEETING: The next meeting is scheduled for August 27, 2026, via Zoom.

Respectfully submitted,
Ashley McCurry, Secretary