

**MINUTES OF OCTOBER 24, 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
Mark Vaughan, Director
Lennin Lopez, Secretary/ARHA Director

BOARD MEMEBRS ABSENT:

Dominique Mack, Vice-President

OTHERS ATTENDING:

Jody Lee, SFMC
Sergeant Matthew O' Malley
Patt Webb
Judy Seltz
Emanuele Pecora
Maria Vegega
Mary Beth Cockerham
Laura Evans
Rich Tobin
Tricia O

POLICE REPORT: Sergeant O'Malley shared the crime statistics for the area with the majority happening inside the shopping center. It was also announced that the City of Alexandria has hired a new police chief, Tarrick McGuire. If anyone would like to reach out to Sergeant O'Malley:

matthew.omalley@alexandriava.gov or 703-298-4487.

OPEN FORUM:

- A homeowner informed the Board that the landscaping contractors blocked off visitor parking over the weekend prior to their job start date.
 - Marci responded by apologizing for that mistake.

- Two homeowners asked if the monthly board meetings could be held in person moving forward.
 - The Board responded that it would be discussed in the executive session.
- A homeowner stated that the common areas on Quaker Hill Court were not power washed efficiently.
 - Jody responded that volunteer neighbors conducted the cleaning, and she would inform them that others were not happy with the work done.
- A homeowner stated that the common areas around the pond need to be power washed.
 - The Board responded that it would take that into account when scheduling the next round of power washing cleaning.

COVENANTS: Mark Vaughan, Covenants Committee chair, thanked all community volunteers who have reached out expressing interest about serving on the committee. He will be reaching out soon to schedule a meeting.

LANDSCAPING: The community walk through with Bartlett Tree Experts has been completed. A couple of dead trees will need to be removed soon.

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

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

- The Board had a couple of CDs that matured in the month of October.
- Insurance bills were paid this month and common area utility expenses were relatively normal.
- The Board reviewed the 2025 budget proposal, with a 2% increase for HOA fees to include:
 - Condominiums: \$72.64
 - Townhomes: \$128.67
 - Single Family Homes: \$120.19
 - Lennin motioned to approve the 2025 budget; Mark seconded. The Board unanimously approved the 2025 budget.

NEW BUSINESS:

- The Board reviewed a proposal submitted by D&D Tree Care to remove three dead trees for \$2,600.00.
 - Rose motioned to approve the proposal; Lennin seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Bartlett Tree Experts to provide tree maintenance for 2025 in the amount of \$22,728.00.

- Rose motioned to approve; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Fountain Craft to repair the trickle stream for \$69,915.00.
 - Rose motioned to approve the proposal; Lennin seconded. The Board unanimously approved the proposal.
- The Board reviewed a proposal submitted by HVAC Unlimited to replace the lower-level HVAC system at the clubhouse for \$8,596.00.
 - Rose motioned to approve the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by HOA Inspections USA to provide inspections for 2025 in the amount of \$5,160.00.
 - Rose motioned to approve the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez Landscaping to conduct the Fall plantings throughout the community for \$2,996.42.
 - Rose motioned to approve the proposal; Lennin seconded. The Board unanimously approved.

TMP: Seven residents deposited a total of \$865 into the TMP account which resulted in a benefit amount of \$1,610.00.

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 7:51pm.

Mark motioned to move out of executive session at 8:29 pm; Rose seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Mark moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 8:29 pm.

NEXT MEETING: Annual Meeting scheduled for November 14, 2024, at 7:00pm.
Board Meeting scheduled for January 23, 2025, at 7:00pm

Respectfully submitted,
Lennin Lopez, Secretary/ARHA Director