

**MINUTES OF JANUARY 28, 2021  
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 7:01 PM.

**BOARD MEMBERS PRESENT:**

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

**OTHERS ATTENDING:**

Tim Kirchner, Northern Virginia Management (NVM)  
Troy McCurry, 1245 Quaker Hill Dr.; left meeting at 7:45pm  
Marci Greenberger, 1214 Quaker Hill Dr., left meeting at 8:45pm  
Corey Hicks, 1231 Quaker Hill Dr.; left meeting at 8:45pm  
Damir Trenevski, High Sierra Pools  
Scott Green, High Sierra Pools  
Daniello Chesky; left meeting at 8:45pm

**POLICE REPORT:** No report provided by Alexandria Police Department.

**APPROVAL OF MINUTES:** Marjorie moved to approve the November minutes; Rose seconded. The Board unanimously approved.

**MEMBERS' FORUM:** The homeowners who attended the meeting brought forth the following issues that they felt warranted the Board's attention:

- Troy McCurry and Cory Hicks raised concerns regarding possible drug activity and nuisances by a possible ARHA unit.
  - Lennin Lopez informed all attendees that this behavior is not tolerated by ARHA and will look into resolving this immediately.

**LANDSCAPING:**

- NVM informed the Board that they are awaiting 2 more proposals regarding the spring plantings. Once the proposals come in, the Board will decide at the next board meeting.
- NVM stated that Chapel Valley will reseed the needed areas the next time they are in the community.
- The Board requested that NVM gather more proposals regarding fixing the spillway problem.

PARKING COMMITTEE: Two issues have emerged regarding guest parking violations. Due to this, the Board will move forward with proper citations for the violators.

MANAGER'S REPORT:

- NVM informed the Board that collecting HOA fees has improved and as a result the Board is under budget, until the new pool repairs are addressed.
- Action Item #13: "Pool renovation project timeline needed" has been completed.

POOL:

- Damir Trencovski and Scott Green from High Sierra Pools updated the Board on the pool renovation project. The pool is currently on schedule to be completed by the first week of April 2021.
- The Board requested that High Sierra provide a visual drawing depicting the layout of the pool. Scott and Damir agreed to provide a drawing at a later date.
- Scott Green informed the Board that a new beam would be needed in order to complete the pool project.
  - The Board reviewed the change order for \$18,228 for the beam reconstruction from High Sierra. Marjorie moved to approve; Rose seconded. The Board unanimously approved.
- In regard to the pool completion, Rose requested that the Board review all fence proposals prior to making a decision. The new fence will border the pool.

NEW BUSINESS:

- The Board requested that NVM get a sketch drawing for the new French drain before a decision is made.
- The Board discussed adding a December Board meeting to the 2021 schedule to happen 1 hour prior to the Annual meeting.
  - Mary Beth moved to approve; Rose seconded and the Board unanimously approved.
- After discussing the roles of Board members, it was agreed that Marjorie Stein will now be the Vice-President with Stephen Stine becoming a Director.
  - Rose moved to approve the role change; Mary Beth seconded. The Board unanimously approved the change in roles.

NEXT MEETING: Scheduled for February 25, 2021 at 7:00 p.m.

PRIVILEGED: Mary Beth motions to enter executive session to discuss privileged matters, Marjorie seconded. The Board unanimously approved to enter executive session. The Board entered executive session at 9:01 p.m.

Mary Beth motioned to move out of executive session at 9:37 p.m.; Marjorie seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marjorie moves to adjourn; Rose seconded. The Board unanimously approved to adjourn. The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director