

**MINUTES OF JANUARY 26, 2023  
BOARD OF DIRECTORS MEETING  
QUAKER HILL COMMUNITY ASSOCIATION**

**CALL TO ORDER**

The meeting held via teleconference (Zoom Meeting), was called to order by President Mary Beth Cockerham at 7:02 PM.

**BOARD MEMBERS PRESENT:**

Mary Beth Cockerham, President  
Marjorie Stein, Vice President, joined at 7:10pm  
Rose Gillespie, Treasurer  
Lennin Lopez, Secretary/ARHA Director

**BOARD MEMBERS ABSENT:**

Marci Greenberger, Director

**OTHERS ATTENDING:**

Jody Lee, SFMC  
John Sesler, 1100 Quaker Hill Dr., left meeting at 8:00pm  
Scott Levine, 1100 Quaker Hill Dr., left meeting at 7:30pm  
Emanuelle Francesco Pecora, 1100 Quaker Hill Dr.; left meeting at 8:12pm  
Melina Luizaga, 1100 Quaker Hill Dr.; left meeting at 7:40pm

**OPEN FORUM:** No attendees brought forward any issues to discuss.

**APPROVAL OF MINUTES:** The Board reviewed the minutes for the November 2022 meeting. Rose motioned to approve the minutes; Lennin seconded. The Board unanimously approved the minutes with Marjorie abstaining.

**COVENANTS:**

- A group of volunteers from the community has assembled to be the Architectural Review committee and will review all submitted design review applications via email.
- One board member will serve on the committee. This assignment will rotate among board members quarterly.
- The Board is currently in the process of hiring a third-party contractor to do the annual inspections.

PARKING: The parking committee is brainstorming ideas to stop visitor parking violations. A follow up meeting will be done before the February Board meeting to present the options to the Board.

FINANCIALS:

- All invoices from August 2022 – December 2022 by Chadwick-Washington were received in December, so those will be addressed.
- A CD matured in December 2022 and has been reinvested. An additional four CD's will mature this year, 2023.

NEW BUSINESS:

- The Board reviewed a contract by CIS, Community Inspection Services, regarding annual inspections. However, it was noted that the inspections are only for maintenance purposes and do not include design inspections. The Board will revisit this contract at the February Board meeting.
- The Board reviewed the J-Hood contract to address the corrosion issue in the pool house pump room. The proposal is for \$8,910 so the Board asked SFMC for an additional two bids.
- Pool camera installation is still a topic the Board is exploring with various options still open.
- Regarding the scooter issue at the community, John Sesler recommended to the Board to contact the scooter companies to have Quaker Hill geo-fenced. This would prevent scooters from being left throughout the community.
- The Board is considering a paperless option for pool passes for the upcoming season. The Board will review the option presented and discuss it further during the February meeting.

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. Rose seconded. The Board entered executive session at 8:12pm.

Marjorie motioned to move out of executive session at 8:38p.m.; Rose seconded. The Board unanimously approved to move out of executive session.

The Board discussed a homeowner request to waive a late fee. Rose moved to approve to waive the late fee, Marjorie seconded. The Board unanimously approved the late fee waiver.

ADJOURNMENT: Rose moved to adjourn; Lennin seconded. The Board unanimously approved to adjourn at 8:42pm.

NEXT MEETING: Scheduled for February 23, 2023, at 7:00pm.

Respectfully submitted,  
Lennin Lopez, Secretary/ARHA Director