

**MINUTES OF FEBRUARY 25, 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  
Marjorie Stein, Vice-President  
Rose Gillespie, Treasurer  
Lennin Lopez, Secretary/ARHA Director  
Stephen Stine, Director

**OTHERS ATTENDING:**

Tim Kirchner, Northern Virginia Management (NVM)  
Matt and Kelly Avery, 1238 Dartmouth Rd.; left meeting at 8:10pm  
Mayada Logue, 1216 Dartmouth Rd.; left meeting at 8:08pm  
Marc Greenberger, 1214 Quaker Hill Dr., left meeting at 8:16pm  
Paul Hoftzyer, 1228 Dartmouth Rd., left meeting at 7:45pm  
Susan Wolski, 1243 Quaker Hill Dr.; left meeting at 7:54pm  
Annette Smith, 1234 Dartmouth Rd.; left meeting at 7:54pm

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

**APPROVAL OF MINUTES:** Marjorie moved to approve the January 2021 minutes as amended; Rose seconded. The Board unanimously approved the minutes as amended.

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

- Various homeowners had questions regarding the fire at 1223 Quaker Hill Dr.
  - Lennin Lopez informed all attendees that the fire was caused by a polyester blanket in the dryer. No injuries resulted from the fire and no damage was done to either neighboring unit.
- Mayada Logue inquired on what is the status on the erosion problem being fixed.
  - Mary Beth explained that the Quaker Hill Dr. erosion problem is the first section that will be addressed and that it will get underway soon.
- Various homeowners expressed their concerns and frustration regarding the erosion issues throughout the community. There is mud everywhere each time it rains and this issue has been ongoing for the last 3 years.
  - Mary Beth and Tim acknowledged the community concerns regarding the erosion and explained that several erosion projects are underway. It will take time to cure all of the erosion issues throughout the community.

- A homeowner asked when the next tree trimming will be.
  - Tim responded that there is no date yet, but it will be made available to all once known.

**PARKING COMMITTEE:** The Board discussed several ways to prevent the guest parking from being abused by violators of the current rule. The possibility of increased towing and a hang tag system were evaluated. In the end, a guest hangtag parking system seemed like the best solution. Rose suggested to approve this new system.

**MANAGER’S REPORT:** The Board reviewed and discussed the Action Item list. After reviewing, the Board informed Tim to remove some items as they had already been addressed and are now complete.

**POOL:** The Board reviewed the change order submitted by High Sierra regarding the new backflow preventer. After discussion, Marjorie moved to approve the “Supply and Install Inline Fill System with New Backflow Preventer” change order, Steve seconded. The Board unanimously approved.

**NEW BUSINESS:**

- The Board discussed the use of the Bulletin Board outside of the pool house and how to properly convey information to the rest of the community. In the end, the Board agreed to make space available for 3-5 documents for a maximum of 30 days. If the documents needed to be placed longer, it would be at the discretion of the Board.
- The Board reviewed the Armor Fence proposal for the new fence to be placed around the pool. Marjorie moved to approve the new fence proposal; Stephen seconded. The Board unanimously approved.
- The Board reviewed the Down to Earth Landscaping proposal for the French Drain installation and Slope Regrading in the amount of \$2,822.66. Rose moved to approve the proposal; Stephen seconded. The Board approved with Marjorie Stein not voting on the matter.
- The Board reviewed the Chapel Valley proposal for the new plantings. The Board asked Tim to have Chapel Valley remove the Yellowwood and Black gum tree from the proposal since they had already been approved in a previous Board meeting and installed. Marjorie moved to approve the proposal; Rose seconded. The Board unanimously approved with the amendment that the trees were to be removed.
- The Board reviewed the Dominion Paving and Sealing proposal for repainting the pavement markings on Quaker Hill Drive for a total of \$2,286.00. Marjorie moved to approve the proposal; Rose seconded. The Board unanimously approved.

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

PRIVILEGED: Marjorie motioned to enter executive session at 9:01pm to discuss privileged matters, Rose seconded. The Board unanimously approved to enter executive session at 9:01pm.

Marjorie motioned to move out of executive session at 9:15 p.m.; Rose seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marjorie moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 9:31 p.m.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director