

**MINUTES OF FEBRUARY 22, 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 7:04 PM.

**BOARD MEMBERS PRESENT:**

Marci Greenberger, President  
Dominique Mack, Vice-President  
Rose Gillespie, Treasurer  
Mark Vaughan, Director  
Lennin Lopez, Secretary/ARHA Director

**OTHERS ATTENDING:**

Jody Lee, SFMC  
Sergeant Matthew O' Malley, left meeting at 7:15pm  
Melina Luizaga, 1100 Quaker Hill Dr. #111  
Emanuele Pecora, 1100 Quaker Hill Dr. #8  
Steve Weachter, 1100 Quaker Hill Dr. #227  
Kristin Gooch, 1265 Quaker Hill Dr.; left meeting at 8:10pm  
Maria Vegega, 1257 Quaker Hill Dr.; left meeting at 8:10pm

**POLICE REPORT:** Sergeant O'Malley reported the crime statistics for the area with majority happening inside the shopping district. Crime in the City of Alexandria is up 18.3% since last year. If anyone would like to reach out to Sergeant O'Malley: [matthew.omalley@alexandriava.gov](mailto:matthew.omalley@alexandriava.gov) or 703-298-4487.

**OPEN FORUM:**

- A condominium owner asked why balconies are being replaced throughout the condominium development.
  - The Board informed him that he would have to ask the Condominium Board. Emanuele responded that he sits on the condominium board and that the balconies have reached their lifetime.
- A condominium owner asked why the Quaker Hill newsletter never includes any condominium news.
  - Rose responded that when the condominium association shares news, she includes it in the newsletter.

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

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

- The Board is currently waiting for the 2022 final financial audit to be completed. Once that is done, both 2022 and 2021 will be closed out.
- The Board is still exploring all options to get the trickle stream repaired but are financially sound and prepared to get it completed.

NEW BUSINESS:

- The Board reviewed a proposal submitted by TMP to clean the clubhouse on an as needed basis for \$75 per cleaning.
  - Rose moved to accept the proposal; Mark seconded. The Board unanimously approved.
- The Board discussed increasing the deposit amount needed to reserve the clubhouse from \$50 to \$75.
  - Dominique moved to accept the deposit increase; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Bartlett Tree Experts to complete tree and shrub work, along with removing a tree at the rear of 201 Ellsworth St for \$1,820.
  - Mark moved to accept the proposal; Lennin seconded. The Board unanimously approved.
- The Board reviewed an updated proposal submitted by Republic Service for trash pickup during the pool season.
  - Rose moved to accept the amended Republic contract for 2024, Dominique seconded. The Board unanimously approved the updated contract.
- The Board reviewed a contract submitted by Kimley Horn for professional service consulting for phase 2A and 2B of the erosion project for \$7,000.
  - Rose moved to accept the contract; Lennin seconded. The Board unanimously approved.

UNFINISHED BUSINESS:

- The Board agreed to retain the CIS company to conduct property inspections based on the same rates as last year.
  - Rose moved to accept; Dominique seconded. The Board unanimously approved to retain CIS.

PRIVILEGED: Mark 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. Lennin seconded. The Board entered executive session at 8:00pm.

Rose motioned to move out of executive session at 8:56 pm; Mark seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Rose moved to adjourn; Lennin seconded. The Board unanimously approved to adjourn at 8:58pm.

NEXT MEETING: Scheduled for March 28, 2024, at 7:00pm.

Respectfully submitted,  
Lennin Lopez, Secretary/ARHA Director