

**APPROVED MINUTES OF JUNE 28, 2019  
BOARD OF DIRECTORS MEETING  
QUAKER HILL COMMUNITY ASSOCIATION**

**CALL TO ORDER:**

The meeting, held at the Quaker Hill Community Center, 1175 Quaker Hill Drive, Alexandria, Virginia, was called to order by President Marjorie Stein at 7:07 PM.

**BOARD MEMBERS PRESENT:**

Marjorie Stein, President  
Rose Gillespie, Treasurer  
Stephen Stine, Secretary  
Stephen Kahn, Vice President  
Lennin Lopez, ARHA Director

**OTHERS ATTENDING:**

Tim Kirchner, Northern Virginia Management (NVM)  
Petar Sarkizov, Pool Representative – left at approximately 7:20 p.m.  
Nicolas Townsend – arrived at 7:00 p.m., left at 7:57

**MEMBERS FORUM:**

Nicolas Townsend at 1251 Dartmouth Court appeared and explained his request and design plans, an addition to the garage which would fill in the space between the original garage and house. There are also additional garage changes to doors and windows. Mr. Townsend confirmed the garage does not get moved with the new addition, but will be heightened to 20 ft 1.5 inches from 19 ft 4 inches. He verified that the coloring on the addition will match as close as possible to the original design. He will show the Board the new door and windows, prior to installation, for inspection. Mr. Townsend represented that the garage doors, side doors, and windows would fully comply with covenants.

**APPROVAL OF MINUTES:** No minutes were provided for approval.

**POLICE REPORT:** No report was provided.

**ARHA REPORT:** No report was provided.

**POOL:** The Board discussed with pool representative two lifeguards' gross incompetence in nearly allowing child to drown. Pool representative tried to make excuses. Board and members confirmed lack of professional standards such as talking on the phone; inappropriate swimwear and gross negligence by not watching or assisting the drowning child. The Board expressed their significant concerns and dissatisfaction with the overall pool performance, as well as the two lifeguards at issue. The pool company agreed to:

- No more phones while on duty
- professional attire, no boots

- both guards on duty for the full 50 minutes
- all pool patrons out of the pool completely for the full break
- adults bringing in kids should not leave the pool area
- signing in is to be checked diligently

The two lifeguards who were on duty at the time of the near drowning are terminated from QHCA. Steve S so moved and Steve K seconded. The vote was unanimous.

The Board discussed the resident's request to not provide his children's dates of birth for pool passes. The Board agreed that in the future such complaints could be addressed by only requiring month and year.

The Board unanimously approved the purchase of the two pool umbrellas that were discussed in the May Board meeting. Steve S. moved to approve and Rose seconded.

The Board and Tim will discuss further options for pool furniture to avoid excessive shipping charges proposed by vendors. The Board wishes to purchase 2 more tables and 6 more chairs, but the shipping charges for a small order added approximately 50% to the cost.

The Board discussed the first pool fence replacement proposal from "My Fence Guys." NVM will solicit additional bids.

LANDSCAPE: The Board reviewed Solitude's proposal for new vegetation. Rose asked Tim to get approximate numbers of each of the three or four different plant species from Solitude.

The Board unanimously approved Northern Woods proposal to prune Photinia hedges flanking pool for total of \$1950.00. Rose so moved, and Steve K seconded.

The Board unanimously approved Bartlett contract of \$200 for removing dead branches from tree. Steve S. so moved; Rose seconded.

The Board unanimously approved Chapel Valley contract cleaning out overgrown area behind Ellsworth St. and the overgrown area behind Quaker Hill Drive. Rose so moved, and Steve K seconded.

DRAFT AUDIT: Rose and Steve K discussed management letter's requirements with Board, including requisite assessments collection on delinquent accounts and the investment policy. The Board determined to review the matter again at the next meeting.

TMP – The Board discussed the glitch in WMATA system. A resident complained that when there is a \$0 balance, the additional money that was previously added through TMP takes a day to credit. The user has to take cash or use another TMP card. The Board unanimously decided to stay with the same system, rather than entering into far more complex systems. Steve S. so moved; Rose seconded.

Trash Issues: Trash cans and the responsible resident were reported. Name and dates to be emailed to Tim.

FINANCIAL REPORT: No financial report was presented.

NEW BUSINESS: No new business was discussed.

PRIVILEGED: The Board started executive session at 9:11 p.m. and ended the session at 9:30

NEXT MEETING: Scheduled for July 25, 2019 at 7:00 p.m.

ADJOURNMENT: The Board adjourned at 9:32

Respectfully submitted,

/s/ Stephen J. Stine  
Secretary

Approved