

**MINUTES OF APRIL 27, 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 7:01 PM.

BOARD MEMBERS PRESENT:

Mary Beth Cockerham, President
Marjorie Stein, Vice President
Rose Gillespie, Treasurer
Lennin Lopez, Secretary/ARHA Director
Marci Greenberger, Director

OTHERS ATTENDING:

Jody Lee, SFMC
Emmanuele Pecora, 1100 Quaker Hill Dr.; left meeting at 9:00pm
Dusan & Damir, High Sierra Pools, left meeting at 7:33pm
Officer Matt O' Malley, left meeting at 7:22pm
Jeff Richardson, left meeting at 8:30pm

POLICE LIAISON: Officer Matt O'Malley shared the crime statistics that occurred in and throughout the community. He advised all Kia and Hyundai car owners to invest in a steering wheel lock due to the high stolen car rates. If anyone would like to reach out to Officer O'Malley, please email matthew.omalley@alexandriava.gov.

POOL:

- Damir and Dusan informed all attendees that the pool is up and running.
- Pool furniture placement will begin next week.
- The electrical inspection was conducted last week and passed.
- High Sierra has sufficient lifeguards for this pool season.

COVENANTS :

- Mary Beth informed all attendees that three homeowners submitted deck replacement applications and all three were approved.

PARKING: The parking committee has narrowed down their search to two vendors to help with the parking situation. A demonstration of both vendors will be scheduled with the Board soon.

APPROVAL OF MINUTES:

- The Board reviewed the minutes for the March 2023 meeting. Rose motioned to approve the minutes as amended; Lennin seconded. The Board approved the minutes, as amended with Marci abstaining.

FINANCIALS:

- Mary Beth and Rose met with SFMC financial representatives to discuss the new accounting procedures within SFMC.
- SFMC advised that the Board consider opening a separate reserve account within SFMC.
 - Marci moved to open a separate reserve account; Marjorie seconded. The Board unanimously approved.

OLD BUSINESS:

- Scooter Corral: After speaking with city representatives, the Board advises all community members to report any abandoned scooters to 311. No corral is planned by the City of Alexandria within the Quaker Hill Community due to the low usage data for the area.

NEW BUSINESS:

- The Board reviewed a proposal by JPG Plumbing and Mechanical Services to replace the trickle pond pump for \$33,288.
 - Marci motioned to approve the proposal; Rose seconded. The proposal was unanimously approved.
 - Note: Management reached out to other vendors but was unsuccessful in receiving other proposals. JPG was the only vendor who replied with a proposal.
- The Board reviewed a proposal by Mike Lee & Sons to remove and replace the old boards on the walkway bridge with Fiberon boards for \$2,400.
 - Marci motioned to approve the proposal; Rose seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Mike Lee & Sons to install a beige Aspen Wood Storage shed for \$2,950.
 - Rose motioned to approve the proposal; Marci seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Mike Lee & Sons to level the ground and install a water hose storage chest for \$525.
 - Rose motioned to approve the proposal; Marci seconded. The Board unanimously approved.

- The Board reviewed a proposal submitted by District Builds to repair items inside the pool house for \$991.
 - Rose motioned to approve the proposal; Marci seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Maid Services to clean the pool house for \$410.
 - Marci motioned to approve the proposal; Lennin seconded. The Board unanimously approved.
- The Board reviewed three different proposals to repair the community room canopy. The proposal submitted by Pioneer Roofing to repair the front and rear canopy at the pool house for \$3,750 was selected.
 - Marci motioned to approve the proposal; Rose seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by High Sierra Pools regarding supplies needed for the pool season for \$1,060.87.
 - Marci motioned to approve the proposal; Marjorie seconded. The Board unanimously approved the proposal.
- The Board reviewed a proposal submitted by Marquez Landscaping to replace the spring plantings for \$2,711.54.
 - Rose motioned to approve the proposal; Marci seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by District Builds to install a camera at the club house for \$380.
 - Marci motioned to approve the proposal; Rose seconded. The Board unanimously approved.
- The Board reviewed the 2023 pool rules.
 - Rose motioned to approve the rules, Marci seconded. The Board unanimously approved.

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 9:00pm.

Marci motioned to move out of executive session at 9:19pm.; Rose seconded. The Board unanimously approved to move out of executive session.

The Board discussed writing off a 70-cent balance owed for HOA fees by a former resident. Marci motioned to approve; Rose seconded. The Board unanimously approved.

The Board reviewed the counter proposal made by the HOA's legal counsel regarding an outstanding balance owed by a homeowner. Rose motioned to approve; Marci seconded. The Board unanimously approved.

ADJOURNMENT: Marci moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 9:21pm.

NEXT MEETING: Scheduled for May 25, 2023, at 7:00pm.

Respectfully submitted,
Lennin Lopez, Secretary/ARHA Director