

**MINUTES OF APRIL 22, 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 7:00 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)  
Officer Matt O'Malley; left meeting at 7:12pm  
Patt Webb, 1222 Dartmouth Rd.; left meeting at 7:46pm  
Melanie and David, 1218 Quaker Hill Dr.; left meeting at 8:03pm (last name?)  
Matt and Kelly Avery, 1238 Dartmouth Rd.; left meeting at 9:06pm  
Courtney Wallen, 1103 Quaker Hill Ct.; left meeting at 7:52pm  
Marc Greenberger, 1214 Quaker Hill Dr., left meeting at 9:14pm  
Paul Hoftzyer, 1228 Dartmouth Rd.; left meeting at 9:08pm  
Susan Wolski, 1243 Quaker Hill Dr.; left meeting at 9:12pm  
Damir Trencovski, High Sierra Pools; left meeting at 8:17pm

**POLICE REPORT:** Officer Matt O'Malley broke down the crimes reported within the last 30 days which included four thefts, one false report, two fraud credit card transactions, one shoplifting, two assaults, one domestic violence case and one felonious assault that occurred at the 7-11 convenience store.

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

**ARHA REPORT:** Lennin Lopez updated all attendees about the repair progress at 1223 Quaker Hill Drive. As of right now, the repairs are scheduled to be completed by June 1, 2021, pending any delays. Lennin explained that the window replacement is on order but that there is a delay with the manufacturer and will update the Board once a date is given.

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

- Sue Wolski asked to put the Board meeting schedule along with the meeting link on the Quaker Hill website. Ms. Wolski also mentioned that the Board should consider re-instituting the covenants committees to better help the HOA along with the community.
  - Mary Beth agreed that the meeting schedule should be put online and asked Tim to look into that. She also explained to Ms. Wolski that NVM does the inspections for covenants and that maybe it would be a good idea to have others walk with him while he does them. Tim agreed that it would be a good idea to have others walk with him during inspections.
- Paul Hoftzyer asked the Board about the Tru Green turf treatment that was not done on Dartmouth Rd.
  - Tim informed Mr. Hoftzyer that he would reach out to Tru Green to come back out and look to see if Dartmouth Rd. needs to be treated.
- Paul Hoftzyer informed the Board that Chapel Valley damaged the areas around Dartmouth Rd. the last time they were out landscaping. Are they aware to take precaution on Dartmouth Rd.?
  - Tim replied to Mr. Hoftzyer that Chapel Valley understands that if they damage any area while they are working, it is their responsibility to fix it. Mary Beth followed up with asking Tim to contact Chapel Valley to address Mr. Hoftzyer's concern.

MANAGER'S REPORT: Tim informed the Board about the \$26,000 bill that was recently paid for snow removal/pre-treatment this year. The Board discussed getting contract proposals for a new snow removal company.

POOL: Damir Trencovski attended the meeting to update the Board and community about the pool renovation project. The Pool Requirement Checklist was reviewed by the Board and Damir to determine who would be responsible for which item. The following updates were presented:

- The pool deck should be completed by Monday or Tuesday of next week (April 26, 2021).
- By the end of next week, the Diamond Bright should be completed.
- The inside seal should be complete by May 4, 2021.
- The pool will be up and running by May 5, 2021 barring any setbacks.
- The pool fence has arrived and has been built. It will be installed once the pool is complete.
- Hiring lifeguards is the main priority right now and Damir informed the Board that they are in the process of doing that.

NEW BUSINESS:

- The Board reviewed and discussed the two proposals by Muller Erosion and Kimley Horn regarding the erosion issues throughout the Quaker Hill community. Steve moved to approve the Kimley Horn proposal for \$7500, Lennin seconded. The Board unanimously approved the proposal.

NEXT MEETING: Scheduled for May 27, 2021 at 7:00 p.m.

PRIVILEGED: Marjorie motioned to enter executive session at 9:15pm to discuss privileged matters, Steve seconded. The Board unanimously approved to enter executive session at 9:15pm.

Marjorie motioned to move out of executive session at 9:54 p.m.; Steve seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marjorie moves to adjourn; Rose seconded. The Board unanimously approved to adjourn at 9:58 p.m.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director