

**MINUTES OF APRIL 28, 2022
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
Marci Greenberger, Director

OTHERS ATTENDING:

Tim Kirchner, Northern Virginia Management (NVM)
Officer Matthew O' Malley, left meeting at 7:08pm
Damir Trenccevkxi, High Sierra Pools, left meeting at 7:16pm
Igor Milosevic, High Sierra Pools, left meeting at 7:16pm
Chelsea Redman, 1100 Quaker Hill Dr. #118, left meeting at 8:00pm
Dominique Mack, 1271 Quaker Hill Dr.; left meeting at 8:14pm
David Smith, 1218 Quaker Hill Dr.; left meeting at 7:45pm
Diane Whitehead, 1214 Dartmouth Rd.; left meeting at 8:14pm

POLICE REPORT: The following crimes were shared with the community that have occurred in the immediate area: three assaults, three destruction of property, one embezzlement, one stolen car, and one shooting occurred behind the shopping center between two associates with warrants being issued.

APPROVAL OF MINUTES: The Board reviewed the March 2022 minutes. Marci motioned to approve the minutes as amended, Rose seconded. The Board approved the March 2022 minutes as amended with Marjorie abstaining.

MEMBERS' FORUM:

- Dominique Mack asked the Board when the board meeting minutes are added to the Quaker Hill website.
 - Mary Beth replied that once the Board has reviewed and approved the minutes, they are usually added within a few days.
- Chelsea Redman asked about the procedure regarding filing a noise complaint.
 - Mary Beth replied to try to work it out with your neighbor first but if unsuccessful to contact NVM.
- Dominique Mack asked if a notice can go out to inform all residents about putting their trash bags inside the receptacle.

- A reminder will be added in the upcoming newsletter.

ARHA REPORT: ARHA will begin power washing and tree trimming all their units within the next sixty days, if they require the service.

COVENANTS:

- Tim informed the Board that a few hearings need to be scheduled and added to the next board meeting.
 - Mary Beth agreed and informed Tim to move forward with scheduling.

LANDSCAPING:

- Northern Woods are near completion of getting rid of all the marked trees. The only remaining task is to grind down a few stumps.
- Joe Arizzi from Kimley Horn has submitted a waiver for the erosion work to begin but a response from the City of Alexandria has not been received.

PARKING COMMITTEE: An uptick in visitor parking violations has occurred recently. Due to this, the Board will start being more proactive with identifying the violators.

POOL: Damir and Igor from High Sierra informed all attendees of the following:

- The pool furniture has been organized and accounted for.
- The pool is currently filtering.
- Three lifeguards have been hired for the pool season. Two lifeguards are international, and one is local.
- No COVID requirements are being asked for by the City of Alexandria.
- Electrical repairs will be completed next week with an anticipated inspection date of May 10, 2022.

MANAGER'S REPORT:

- Mary Beth asked about the status of Chapel Valley completing the cleanouts for Ellsworth and Quaker Hill Drive.
 - Tim replied that it should be done in June and November.
- Pool furniture is in the process of being cleaned and will be completed by the time the pool opens.

FINANCIAL REPORT: The audit is complete and is just awaiting the Board to review.

OLD BUSINESS: The resolution regarding virtual HOA meetings is still being reviewed by the attorney. Once received back, the Board will vote on the resolution.

NEW BUSINESS:

- The Board discussed the following letters/emails that were received from other homeowners/residents:
 - An email was sent asking if an ARHA unit can have their trees trimmed?
 - Lennin replied that the work is in progress.

- Mary Beth asked about a tree by the pond that needs to be trimmed, brought to her attention by another homeowner.
 - Tim will inform the arborists to come back out to address.
- The Board discussed adding trash cans with pet waste bags around the community.
 - After discussion, the Board elected not to add this as it is a pet owner responsibility to pick up after his or her pet.
- A homeowner emailed asking if the Board can help the area in front of 1201 – 1205 Quaker Hill Drive that has no grass.
 - Mary Beth asked Tim to let the homeowner know that the Board will try to lay down some webbing and maybe put up a small fence to deter people from walking on area. Mary Beth also asked Tim to put up more “Keep off the grass” signs.
- The Board discussed the 2021 draft audit submitted by GoldKlang Group. Marjorie motioned to accept and sign the draft audit letter, Rose seconded. The Board unanimously approved the draft audit.
- The Board reviewed the pool mailing for the 2022 season. Marjorie asked Tim to edit the 2022 letter of permission, Rose will provide the appropriate verbiage. Marci motioned to mail out the pool pass application with amendments, Lennin seconded. The Board unanimously approved.

NEXT MEETING: Scheduled for May 26, 2022 at 7:00pm.

PRIVILEGED: Marci 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 8:56pm.

Marjorie motioned to move out of executive session at 9:05pm.; Rose seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marci moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 9:06pm.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director