

**MINUTES OF MAY 27, 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 7:10pm
Richard Tobin, 1131 Quaker Hill Ct., left meeting at 7:45pm
Marci Greenberger, 1214 Quaker Hill Dr., left meeting at 7:50pm
Susan Wolski, 1243 Quaker Hill Dr.; left meeting at 7:50pm

POLICE REPORT: Officer Matt O'Malley broke down the crimes reported within the last 30 days which included five hit and run incidents and two online fraud cases. APD has not seen any crime trends in the area. At this moment, no decision has been made regarding National Night Out for 2021.

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

ARHA REPORT: Lennin Lopez updated all attendees about the repair progress at 1223 Quaker Hill Drive. At this point, the repairs are scheduled to be completed by the end of June 2021. Lennin also informed all that a new family has moved into 1233 Quaker Hill Drive.

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

- Mary Beth via an email from a homeowner "Are residents welcomed on committees or subcommittees?"
 - Mary Beth informed all attendees that the covenants committee had been outsourced to NVM to conduct. NVM has overseen the covenants for the last few years.

- Richard Tobin asked several questions regarding why there is no covenants committee?
 - Mary Beth replied that the covenants committee and its functions have been outsourced to NVM. Moving forward, residents will be notified when they are able to walk with Tim during inspections.
- Richard Tobin stated that there has been no enforcement of the covenants.
 - Mary Beth replied that that is not accurate and that various covenants enforcements have taken place.

MANAGER’S REPORT:

- Tim informed the Board that the covenants report has been given to all for review.
- The annual audit will be done early this year, results will be provided.
- Some residents may need to replace their Metro farecards due to Metro upgrades.

LANDSCAPING:

- Bartlett has started their spring cleaning throughout the community.
- Northern Woods has started their pruning of the trees.
- Chapel Valley has started the plantings in the community.
 - Sue Wolski asked the Board if Chapel Valley will address the overgrown vegetation on Quaker Hill Drive.
 - Mary Beth replied that the Board is on it and will review proposals later tonight.

The Board reviewed the following Chapel Valley proposals:

- Chapel Valley proposed to replace the orange fencing around the pond for \$456.83. Rose motioned to approve the proposal; Steve seconded. The Board unanimously approved.
- Chapel Valley proposed to reset the flagstone pavers for \$1,893.48. After review, the Board requested NVM to gather additional bids.
- Chapel Valley proposed to remove backfill and debris from around the pool deck and install 12” River Jack stone border for approximately 50’ of pool fencing for \$3,050.99. The Board decided not to vote due to non-clarity by Chapel Valley.
- The Board reviewed the Weed Control & Spring Trimming proposal for Quaker Hill Drive and Ellsworth Street. Rose moved to approve the proposal in the amount of \$1,483.98 for Quaker Hill Drive and \$1594.98 for Ellsworth St.; Steve seconded. The Board unanimously approved.

POOL:

- The pool has passed the final inspection and is ready for opening.
- The new fence is in and will be installed in the coming days.
- The deck drains are not draining properly, as reported by a few homeowners, but the issue has been addressed.
- Registration forms have gone out to all residents and need to be submitted by Tuesdays to permit access to the pool on following weekend.

NEW BUSINESS:

- Spillway Update: The spillway needed to be custom made and was installed a few weeks ago but became loose. The spillway has now been addressed and is in place.
- Tim informed the board that the pond aerator and trickle pond had both stopped working. The trickle pond has been fixed but not the aerator. The aerator may be an electrical issue which is currently being investigated by Solitude.
 - Sue Wolski asked if the pond can be cleaned monthly?
 - Tim replied that it is cleaned monthly but not skimmed.
- The erosion proposal from Kimley Horn will be sent to the Board next week for review.
- A parking streetlight is out on Quaker Hill Drive, and it needs to be repaired. The Board requested that NVM gather one more bid for the repair and a proposal for the asphalt repair.

NEXT MEETING: Scheduled for June 24, 2021, at 7:00pm.

PRIVILEGED: Marjorie motioned to enter executive session at 7:55pm to discuss privileged matters, Steve seconded. The Board unanimously approved to enter executive session at 7:55pm.

Marjorie motioned to move out of executive session at 8:24pm.; Rose seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marjorie moves to adjourn; Steve seconded. The Board unanimously approved to adjourn at 8:54pm.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director