

**MINUTES OF JUNE 27, 2024  
BOARD OF DIRECTORS MEETING  
QUAKER HILL COMMUNITY ASSOCIATION**

**CALL TO ORDER**

The meeting held via teleconference (Zoom Meeting), was called to order by President Marci Greenberger at 7:00 PM.

**BOARD MEMBERS PRESENT:**

Marci Greenberger, President  
Dominique Mack, Vice-President  
Rose Gillespie, Treasurer  
Mark Vaughan, Director  
Lennin Lopez, Secretary/ARHA Director

**OTHERS ATTENDING:**

Jody Lee, SFMC  
Sergeant Matthew O' Malley, left meeting at 7:11pm  
Rebecca Siegel, 1267 Dartmouth Rd.; left meeting at 8:10pm  
Cameron Crawford; left meeting at 8:10pm  
Patt Webb, 1222 Dartmouth Rd.; left meeting at 8:10pm  
Roberta Messiah, 1226 Dartmouth Rd.; left meeting at 8:10pm  
Sue Wolski, 1243 Quaker Hill Dr.; left meeting at 8:10pm  
Judy Seltz, 1218 Dartmouth Rd.; left meeting at 8:10pm  
John Sesler, 1100 Quaker Hill Dr. #209; left meeting at 8:10pm  
Emanuele Pecora, 1100 Quaker Hill Dr. #8; left meeting at 8:10pm  
Maria Vegega, 1257 Quaker Hill Dr.; left meeting at 8:10pm

**POLICE REPORT:** Sergeant O'Malley shared the crime statistics for the area with majority happening inside the shopping center. Crime in the City of Alexandria is up 14.8% since last year. If anyone would like to reach out to Sergeant O'Malley: [matthew.omalley@alexandriava.gov](mailto:matthew.omalley@alexandriava.gov) or 703-298-4487.

**OPEN FORUM:**

- A homeowner informed the board about disturbances being caused by a car with loud exhaust.
  - The Board will investigate and reach out to the responsible party to make them aware of the noise they generate.
- A homeowner asked if the upper floor of the pool house could be converted into a gym.
  - Marci responded that the Board could discuss this, but the upper floor is currently used as event space, should any residents want to rent it out.

ARHA: Lennin informed all attendees that ARHA is still waiting for HUD approval for the Cameron Valley redevelopment application. Once approved, developers will be hired.

COVENANTS: All attendees were informed that inspections are underway again and violation letters will be coming out soon. Please note that power washing your driveway, window lentils, stairs and overall home is critical.

ARC: The Architectural Review Committee received an application for solar panel installation and for a garage door to be replaced, both were approved.

APPROVAL OF MINUTES: The Board reviewed the minutes from the May 2024 meeting. Dominique motioned to approve the minutes as amended, Mark seconded. The Board unanimously approved the minutes.

FINANCIALS: Rose informed all attendees of the current financial situation for the HOA and provided the following updates:

- The Board is currently waiting to hear back on how much the repair would be for the trickle stream. The repair has grown to be a much bigger project than originally anticipated.
- The Board approved a purchase for pool supplies in the amount of \$2,500.
- The Board previously discussed requesting bids from audit companies.

NEW BUSINESS:

- The Board reviewed a proposal submitted by Daly, Hamad & Associates, P.L.L.C for audit and tax return services for 2023 and 2024; total of \$7,600.
  - Rose motioned to approve the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by District Builds to install a lock box into the club house brick for \$275.
  - Rose motioned to approve the proposal; Dominique seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Power Systems Electric (PSE) to provide electrical service to pole #17 for FLOCK camera installation for \$2,851.28.
  - Mark motioned to approve the proposal; Dominique seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Kimley Horn to consult landscaping vendors for erosion project completion for \$3,000.
  - Rose motioned to approve the proposal; Lennin seconded. The Board unanimously approved.
- The Board discussed the current problem with the Quaker Hill homeowner's website being unsecured and reviewed a proposal from GoDaddy for a Standard Security package for 2 years, \$167.76 total.
  - Rose motioned to approve the proposal; Mark seconded. The Board unanimously approved.

UNFINISHED BUSINESS:

- Jody informed all attendees that the Pool Entry mobile application should be up and running this weekend.
- The Board discussed and agreed to provide the current lifeguard with a \$50 bonus for the month of June.
  - Rose motioned to approve; Dominique seconded. The Board unanimously approved the lifeguard bonus.

PRIVILEGED: Rose 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. Mark seconded. The Board entered executive session at 8:11pm.

Rose motioned to move out of executive session at 9:02 pm; Lennin seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Rose moved to adjourn; Lennin seconded. The Board unanimously approved to adjourn at 9:02 pm.

NEXT MEETING: Scheduled for July 25, 2024, at 7:00pm.

Respectfully submitted,  
Lennin Lopez, Secretary/ARHA Director