

**MINUTES OF AUGUST 25, 2022
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 7:05 PM.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Marjorie Stein, Vice-President

OTHERS ATTENDING:

Jody Lee, SFMC
Dominique Mack, 1271 Quaker Hill Drive; left meeting at 8:16pm
Emanuelle Francesco Pecora, 1100 Quaker Hill Dr. # left meeting at 8:16pm
Carlos Elbert, 1200 Dartmouth Rd; left meeting at 8:16pm
Paul Hoftzyer, 1228 Dartmouth Rd; left meeting at 8:10pm
Diane Whitehead, 1214 Dartmouth Rd.; left meeting at 8:16pm

POLICE LIAISON: Mary Beth announced to all attendees that APD has reassigned all community police officers to other tasks, for the time being. If any community member has questions for the police, please email Marybeth.

APPROVAL OF MINUTES: The Board reviewed the minutes for the April 2022 Special Meeting, June 2022 meeting and the July 2022 meeting. Marci motioned to approve the minutes; Rose seconded. The Board unanimously approved the minutes for all three meetings.

MEMBERS' FORUM:

- Mary Beth introduced Jody Lee from SFMC to all attendees as the new manager from SFMC.
- Carlos asked the Board about the status of the plastic fence around the pond and if it can be removed?
 - Mary Beth replied that the fence was installed to protect the new plantings and to deter bicyclists from going through that area. The fence is not permanent and will be removed in the near future.
- Mary Beth updated all attendees on the erosion project and that the landscaping company hired to break ground will do so soon.

ARHA REPORT: One of the ARHA units had construction trash out front that has been addressed. The unit is still under renovation and will be done within the next 10 days.

COVENANTS:

- Mary Beth updated all attendees that the new management company, SFMC, does not conduct inspections but has introduced a third party that will conduct them.
- Inspections will resume within 30 days and design applications are still being accepted by SFMC.

LANDSCAPING:

- The community walk through with the arborists, Bartlett, will be scheduled in the Fall.
- The community walk through with Chapel Valley for the Fall cleanup will be scheduled in about three weeks.

PARKING COMMITTEE: Violators are still being noted but violations overall have decreased. The Board will work with SFMC to brainstorm on how to address parking violations.

FINANCIALS: Rose informed all attendees that Solitude came out to try to repair the pump compressor but found that it was very rusted. The pump compressor cannot be repaired without causing a safety issue or draining the pond completely. This issue has now grown into a major project and will require the reserve study to be adjusted to account for the trickle pond repair.

POOL: Two incidents have occurred at the pool in the past few weeks:

- Individuals jumped over the fence and threw some pool furniture inside of the pool.
- Money from the lifeguard book went missing. The police were called and advised the Board to install motion sensor cameras.
 - The Board will discuss the installation of cameras in a future meeting.

NEW BUSINESS:

- The Board reviewed the proposal submitted by RK Construction Group LLC to deep clean and disinfect four community, receptable trash cans for \$400.00.
 - Marci moved to approve the proposal; Rose seconded. The Board unanimously approved the proposal.
- The Board reviewed the transition audit submitted by Goldklang Group LLC for \$2,600.00.
 - Marci moved to approve proposal; Rose seconded. The Board unanimously approved the proposal.
- TMP – Jody informed all attendees that there has been an uptick in residents who want to sign up for the program.
- A homeowner submitted an email regarding a tree that is on someone else's property encroaching on his or her property.

- Jody informed all attendees that Virginia law allows for a homeowner to cut parts of a tree that is encroaching on their property but cannot force another owner to cut tree.
- The Board discussed the lifeguard bonus for this pool season. Rose proposed a \$200 bonus for the full-time lifeguard, Zoran; Marci seconded. The Board unanimously approved the bonus.
- The Board discussed the signage that was ordered by SFMC for the pool fencing and the new growth area for a total of \$100.00. The signage includes two signs for the pool and four signs for the new growth area.
 - SFMC confirmed that the signs have been ordered.

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. Marci seconded. The Board entered executive session at 8:13pm.

Rose motioned to move out of executive session at 8:57pm.; Marci seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Rose moved to adjourn; Marci seconded. The Board unanimously approved to adjourn at 9:00pm.

NEXT MEETING: Scheduled for September 29, 2022 at 7:00pm.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director