

**MINUTES OF SEPTEMBER 26, 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
Lennin Lopez, Secretary/ARHA Director
Mark Vaughan, Director

BOARD MEMBERS ABSENT:

OTHERS ATTENDING:

Jody Lee, SFMC
Patt Webb
Sue Wolski
Maria Vegega
Sgt. Matthew O'Malley
Roberta Massiah
Trish Rotella
Annette Smith
Melina Luizaga
Rebecca Siegel
Travis Lane
Tricia O
Ellen Underwood

POLICE REPORT: Sergeant Matthew O'Malley shared the crime statistics for the immediate area. He informed all attendees that the statistics show that overall crime is up 10.9% from last year. If anyone wishes to reach out to Sergeant O'Malley, matthew.omalley@alexandriava.gov.

OPEN FORUM:

- A homeowner shared that she is dissatisfied with the current inspection process and appreciates that the board has heard the community's concerns regarding this.

- Marci responded that the board is working to resolve the discrepancies with the inspection process and is welcoming community members to volunteer to assist.
- A homeowner asked when the next round of inspections will take place and if they will receive a notice that their violation has been cured.
 - Jody responded that the 2nd round of inspections have begun and that you will only receive notice should you not have cured your initial violation.
- A homeowner asked how they could see prior meeting minutes.
 - Marci responded that they are posted on the Quaker Hill HOA website. Jody followed that all minutes will be transitioned to the new portal on SFMC's website, sfmcinc.com.

ARHA: A new Chief Executive Officer has been appointed, Erik Johnson effective September 9, 2024.

The redevelopment plans for Cameron Valley are still in the very early phases as ARHA awaits HUD's decision to redevelop. ARHA anticipates receiving a decision by late March 2025, in which a rough timeline will be presented to the surrounding communities.

COVENANTS: The Board would like to announce that the concerns regarding the inspection process/violations have been heard. The Board is working to identify specific criteria to assist with how violations are issued.

LANDSCAPING: A walk through of the community was conducted with Bartlett Tree Experts in which a couple of dead trees were marked for removal.

PARKING: The parking committee would like to request for additional community volunteers to serve.

APPROVAL OF MINUTES: The Board reviewed the August 2024 meeting minutes. Mark motioned to approve the minutes as amended; Rose seconded. The Board approved the August 2024 meeting minutes, with Marci abstaining.

FINANCIALS: Rose informed all attendees of the current financial situation for the HOA.

- Rose and Jody are currently working together on the draft budget.
- Rose would like to make everyone aware that a 3-5% increase in homeowner fees may be necessary due to increasing costs and adjusting the Reserve Fund per the audit recommendations.

NEW BUSINESS:

- The Board reviewed a proposal submitted by Marquez Landscaping for Pokeweed Spraying for \$697.84 per application.

- Mark motioned to approve; Rose seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez Landscaping to place rocks around a drainage pipe and to grade the area for \$998.45.
 - Rose motioned to approve; Dominique seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by District Builds to replace all nine ceiling lights at the clubhouse with LED lights for \$2,125.
 - Rose motioned to approve; Lennin seconded. The Board unanimously approved.
- The Board reviewed a snow removal proposal submitted by Greenhouse Cleaning that included plowing at \$120 per hour, Sand application at \$15 per 100 pounds and Ice Treatment using Magnesium Chloride at \$40 per 50 pounds or salt treatment at \$15 per 50 pounds.
 - Rose motioned to approve the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Bartlett Tree Experts for soil treatment to two areas identified in the community for \$465.
 - Rose motioned to approve; Marci seconded. The Board unanimously approved.

UNFINISHED BUSINESS: The Board would like to share that a solution to the trickle stream may have been found. Vendor, Fountain Craft, has possibly identified a solution to the problem at the pond and will draft a proposal that will be given to the Board soon. The hope is that the pond is back up and running by Spring 2025.

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. Dominique seconded. The Board entered executive session at 8:19pm.

Mark motioned to move out of executive session at 8:56pm; Lennin seconded. The Board unanimously approved to move out of executive session.

- The Board discussed moving forward with HOA inspections to conduct unit inspections next year.
 - Rose motioned to approve; Marci seconded. The Board unanimously approved.
- The Board discussed suspending aesthetic violations that have not been addressed until a committee establishes a specific community criteria. Violations will be reinstated once the committee has established criteria.

- Rose motioned to approve; Mark seconded. The Board approved suspending aesthetic violations with Marci voting against.

ADJOURNMENT: Dominique moved to adjourn; Mark seconded. The Board unanimously approved to adjourn at 9:11pm.

NEXT MEETING: Scheduled for October 24, 2024, at 7:00pm.

Respectfully submitted,
Lennin Lopez, Secretary/ARHA Director