

**APPROVED MINUTES OF OCTOBER 22, 2020
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 7:01 PM.

BOARD MEMBERS PRESENT:

Mary Beth Cockerham, President
Stephen Stine, Vice-President
Rose Gillespie, Treasurer
Lennin Lopez, Secretary/ARHA Director
Marjorie Stein, Director

OTHERS ATTENDING:

Tim Kirchner, Northern Virginia Management (NVM)
Marc Greenberger, 1214 Quaker Hill Dr., left meeting at 8:55pm
Patricia O'Loughlin, 1237 Quaker Hill Dr., left meeting at 8:13pm
Alan & Diane Whitehead, 1214 Dartmouth Rd., left meeting at 8:03pm
Roberta Massiah, 1226 Dartmouth Rd., left meeting at 8:03pm
Paul Hoftzyer, 1228 Dartmouth Rd., left meeting at 8:03pm
Mayada Logue, 1216 Dartmouth Rd., left at approximately 8:03 p.m.
Nick Genuario, 1207 Quaker Hill Dr., left at approximately 8:03 p.m.

POLICE REPORT: No report provided by Alexandria Police Department. The Board requested that NVM contact APD due to no report being provided for the 2nd consecutive month.

APPROVAL OF MINUTES: Rose moved to approve the amended September minutes; Steve seconded. The Board unanimously approved. The approval of the August minutes will be delayed until the November meeting.

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

- ∞ A homeowner informed the Board that she would have her private contractor remove 4 Saplings to prevent further damage to her property.
 - The Board informed the homeowner to send the proposal to NVM. NVM will contact the contractor to remove the saplings as they are on common property and not private property.

- ∞ A homeowner raised a concern regarding the HOA website not being updated in quite some time. When this issue was raised, other homeowners in attendance also expressed similar concerns.
 - The Board acknowledged that the website did need some updating and directed NVM to do so.
- ∞ Paul Hoftzyer asked the Board for an update regarding the storm drain repairs.
 - The Board/NVM informed Mr. Hoftzyer that the engineers proposed 2 options to address the storm drain issue. The Board will vote on this repair later in the meeting. NVM also informed attendees that a Spring 2021 was the most probable start date to address the erosion issue that has been caused. A RFP (request for proposal) would need to be prepared and sent to multiple contractors for bids, depending on the scope of the project. Financial feasibility and impact will need to be incorporated into the timeline.

COVENANTS:

- ∞ NVM informed the Board that the report containing the 2019 and 2020 violations would be presented to the Board prior to the next meeting.

MANAGER'S REPORT:

- ∞ NVM informed the Board that the City of Alexandria will not do a TMP survey this year due to the COVID-19 pandemic.

OLD BUSINESS:

- ∞ Solitude Lake Management moved the water plants that were displaced in the pond by the running storm water.
- ∞ Pool Renovation Update: 2/3 of the pool has already been pulled apart as the renovation is underway. The entire project is currently on schedule. The Board requests that NVM get a construction timeline from the pool company.

NEW BUSINESS:

- ∞ NVM informed the Board that the annual meeting letters will be sent out soon so that everyone is aware of the annual meeting date.
- ∞ The Board reviewed the 2021 Irrigation System Maintenance Proposal submitted by Montgomery Irrigation. The Board noticed nothing in the proposal had changed from last year so unanimously voted to approve.
- ∞ The annual meeting is currently scheduled for December 1, 2020. The voting for a possible election will either be via email or by proxy due to the current COVID-19 pandemic. The first notice for the annual meeting will be sent to all homeowners on October 29, 2020 by NVM.
- ∞ The Board reviewed the 2021 Draft Budget. After reviewing, Marjorie moved to approve the budget, Steve seconded. The Board unanimously approved the 2021

draft budget. Rose informed the Board that she would provide an updated spreadsheet later for final review.

NEXT MEETING: Scheduled for November 19, 2020 at 7:00 p.m.

PRIVILEGED: The Board entered executive session at 8:56 p.m. and concluded at 9:10 p.m.

ADJOURNMENT: The meeting was adjourned at 9:11 p.m.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director

Amended and approved Nov 19, 2020
Submitted by Rose Gillespie, Treasurer