

**MINUTES OF NOVEMBER 19, 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 7:10 PM.

BOARD MEMBERS PRESENT:

Mary Beth Cockerham, President
Rose Gillespie, Treasurer
Marjorie Stein, Director

BOARD MEMBERS ABSENT:

Lennin Lopez, Secretary/ARHA Director
Stephen Stine, Vice-President

OTHERS ATTENDING:

Tim Kirchner, Northern Virginia Management (NVM)
Susan Wolski, 1243 Quaker Hill Dr, left meeting at 8:42 p.m.
David Smith, 1218 Quaker Hill Dr, left meeting at approximately 8:17 p.m.
Marc Greenberger, 1214 Quaker Hill Dr., left meeting at 8:40 p.m.
Alan Whitehead, 1214 Dartmouth Rd., left meeting at 8:42 p.m.
Roberta Massiah, 1226 Dartmouth Rd., left meeting at 8:17 p.m.
Paul Hoftzyer, 1228 Dartmouth Rd., left meeting at 8:42 p.m.
Mayada Logue, 1216 Dartmouth Rd. left meeting at 8:40 p.m.
Sgt Minnick, Alexandria Police liaison - left the meeting at 7:10 p.m.

Jesse Fabrycky from Drainage & Erosion, joined the meeting at approximately 7:30 p.m. and left the meeting at 8:23 p.m.

POLICE REPORT: Sgt Minnick reported for the Alexandria Police Department. In the last month, all but three incidents were at the shopping center. Assault & battery and larceny from a vehicle were reported from the community area. He asked that we provide a heads up to the community about package theft from cars and doorsteps that tend to increase during the holiday season. A report of a shot fired was still under investigation. He also reported on activity in the shopping center. Sgt. Minnick said he would attend the annual meeting on December 1. Sgt Minnick left the meeting at 7:10 p.m.

APPROVAL OF MINUTES: Marjorie moved to approve the amended October minutes; Rose seconded. The Board unanimously approved. Marjorie moved to approve the amended August minutes; Rose seconded. The Board unanimously approved.

DRAINAGE PROPOSAL:

Jesse Fabrycky from Drainage & Erosion described the storm drain area addressed in the proposal. He discussed regrading and reshaping the area to drain to the current storm drain. He discussed resodding or installing river stone. 4-foot-wide swales would be installed. A sketch will be provided with approximate dimensions, pipe locations, etc.

A question was asked about how to handle water run off from town homes. It was recommended that town homes run their downspouts to outside their fence line. They would then be able to direct the water on the common area. (D&E offered possible discount prices if done prior to the common area project. 23 homes would be affected. The side yard area would be successful with sod, but Drainage & Erosion recommended jack stone for the central area. Questions were asked about soil replacement, enhancement, amended soil, mulch and changing the grade of the soil. D&E said that permits would not be needed.

Questions were asked about heavy lawn equipment, the sod options, drainage specs and other issues. Questions were also asked about the drainage behind the town homes located near the retaining wall. The drainage in that area was just replaced with a new drain line. (It is not a French drain). French drain lines can be considered in the future. There was a question of the grading in that area and the design of the boxes to retain water. Other sources of water from neighboring homes was also discussed (may need to be investigated). The retaining wall may also be an issue.

Jesse left the meeting at 8:23 p.m.

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

- Mayada Logue asked about the use of heavy equipment after heavy rains which ruins the lawn. She wanted to know who was managing the contract. NVM manages the contract for the Community and was directed to follow up. Mayada asked that they reseed the damaged areas.
- Questions were also asked about the removal of dead trees. Due to the proposal costs, multiple bids must be sought.

ARHA: Not present, no updates

COVENANTS:

- To be addressed in executive session.

MANAGER'S REPORT:

- Action Item report: Noted items that were completed, updated list to be sent.

OLD BUSINESS:

- Pool Renovation Update: High Sierra is sending updates approximately every 10 days. We are looking for a report on future timelines, not just items completed. The Board discussed the timeline, which may be dependent on timely inspections and permits. The entire project is currently on schedule. There was a question about securing the area. NVM will follow up.

NEW BUSINESS:

- The Board discussed the letters and concerns received from homeowners.
- The Board discussed the approach to the drainage and erosion control and obtaining additional bids.
- The Board approved a deferred assessment resolution. The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. Marjorie moved to approve; Rose seconded; the vote was unanimous.
- 2020 Annual Meeting – the mailing will be sent at the beginning of next week. Two Board nominations have been received.
- The Board reviewed the grasscrete proposals. The Board approved the proposal by Down to Earth. Marjorie moved to approve; Rose seconded; the vote was unanimous.
- The Board reviewed the snow removal contract. The Board asked that the sidewalk services not take effect until there are at least 2 inches of snow. Marjorie moved to approve the VCI Commercial Snow Removal as amended; Rose seconded; the vote was unanimous.
- The Board reviewed the pool contract proposal with High Sierra for 2021 proposal and discussed. Marjorie moved to approve, Rose seconded, the vote was unanimous.

EXECUTIVE SESSION: The Board went into executive session at 9:37 p.m. and concluded at 10:08 p.m.

NEXT MEETING: Scheduled for December 1, 2020 at 7:00 p.m.

ADJOURNMENT: The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Rose Gillespie
Treasurer