

**APPROVED MINUTES OF MARCH 24, 2016
BOARD OF DIRECTORS MEETING
QUAKER HILL COMMUNITY ASSOCIATION**

CALL TO ORDER

The meeting, held at the Quaker Hill Community Center, 1175 Quaker Hill Drive, Alexandria, Virginia, was called to order by Vice President Stephen Kahn at 7:00 P.M.

BOARD MEMBERS PRESENT:

Marjorie Stein, President, arrived at 7:05 p.m.
Stephen Kahn, Vice President
Rose Gillespie, Treasurer
Ed Lacy, ARHA Director

BOARD MEMBERS ABSENT:

Stephen Stine

OTHERS ATTENDING:

Tim Kirchner, Northern Virginia Management (NVM)
Sgt. Dan Plank, Alexandria Police liaison; left at 7:10 p.m.
Connie Staudinger, COO for VHD; left at 7:25 p.m.
Mary Kay Thornton, Resident, (plus a guest); left at 7:27 p.m.
Christine (last name unknown), Resident; left at 7:27 p.m.
Rich Tobin, Resident, left at 8:12 p.m.
Joanne Sedor, Resident, left at 8:20 p.m.
Mike Robinson, Resident, left at 8:20 p.m.
Marc Greenberger, Resident; left at 8:24 p.m.

POLICE LIAISON: Sgt. Plank reported that there were no major concerns. He said that there was a report of destruction/larceny between two neighbors (not located in Quaker Hill), identity theft, a damaged vehicle and trespassing. No arrests were made.

APPROVAL OF MINUTES:

The minutes from the November 2015 meeting were not available.
The minutes from the February 2016 meeting were reviewed, amended and approved as amended.

ARHA REPORT: Connie Staudinger, Chief Operating Officer for VHD, LLC (Virginia Housing Development, the development arm of ARHA), provided an update on the redevelopment of several ARHA sites in the City. ARHA has selected a developer and is in current negotiations. Plans will be made public once the negotiations are completed. They are unsure of the development sequence. Five sites are slated for redevelopment. Because of the timeline to file for tax credits, the earliest redevelopment will probably not take place until 2018. ARHA anticipates demolishing the 40 units located near Quaker Hill. All present discussed the financial impact, possible special use permit changes, legal requirements, etc. Ms. Staudinger offered to provide regular updates to the Board at future meetings.

POOL CONTRACTS: The Board discussed the three bids. Rose moved to accept the contract with American Pool, LLC. Ed seconded, the vote was unanimous. The Board asked that a termination

clause also be included in the contract and the extension years of the contract (2017, 2018) were to insure pricing, not to guarantee the contract. NVM will invite the pool company to the April Board meeting and will remove the Continental Pool sign from the pool fence.

The Board also discussed a new pool pass system. It was determined that we would try a different system this year, which would require registration and sign in by the resident, but the pool passes would remain with the pool company, not the resident. We will also discuss pool pass procedures with the new pool company.

LANDSCAPE MAINTENANCE CONTRACTS: Three bids were not available at the meeting. There was no current contract in effect in March. Three bids still need to be obtained and reviewed.

LANDSCAPE ENHANCEMENTS: The Board will look at additional tree plantings once a new landscape company has been approved. The homeowners at 1132 Quaker Hill Court asked that we place a tree in the common area behind their home.

The Board also discussed the common area near 212 Ellsworth that has an erosion issue and the drainage area behind this row of townhomes (visible from Yale). Corrections need to be made to the drainage area, but the property lines need to be determined before a course of action can proceed. NVM will obtain the plat lines for 212-218 Ellsworth and for 211 Yale Drive.

TMP Program: NVM reported that the implementation issues with the new online program are being resolved.

MAINTENANCE AND OTHER ITEMS:

Rose will follow up on the possible dead tree near the Community Center.

NVM will have the bridge over the trickle stream repainted.

NVM will follow up on the broken light at the Quaker Hill entrance sign on Yale Drive.

NVM will follow up with Bartlett Tree Service on a 2016 contract.

EXECUTIVE SESSION:

The Board went into Executive session at 8:35 p.m. and came out of Executive session at 8:45 p.m.

ADJOURNMENT: The meeting was adjourned at 8:47 p.m.

NEXT MEETING: The next Board meeting will be April 28, 2016.

Respectfully submitted,
Rose Gillespie
Treasurer