

**MINUTES OF MARCH 24, 2022  
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 7:00 PM.

**BOARD MEMBERS PRESENT:**

Mary Beth Cockerham, President  
Marjorie Stein, Vice-President, arrived at 7:57pm  
Rose Gillespie, Treasurer  
Lennin Lopez, Secretary/ARHA Director  
Marci Greenberger, Director

**OTHERS ATTENDING:**

Tim Kirchner, Northern Virginia Management (NVM)  
Danielle & Dan Chesky, 1110 Dartmouth Rd.; left meeting at 8:46pm  
Sue Wolski, 1243 Quaker Hill Dr.; left meeting at 8:46pm  
Dominique Mack, 1271 Quaker Hill Dr.; left meeting at 8:46pm

**APPROVAL OF MINUTES:** The Board reviewed both the January 2022 and February 2022 minutes.

- Marci moved to approve the January 2022 minutes; Rose seconded. The Board unanimously approved the January 2022 minutes, as amended.
- Marci moved to approve the February 2022 minutes; Rose seconded. The Board unanimously approved the February 2022 minutes.

**MEMBERS' FORUM:**

- Dominique Mack asked the Board if anyone was aware about the heavy police presence, where guns were allegedly drawn, and a pursuit ensued three weeks ago?
  - Mary Beth replied that she was unaware of this incident and asked Tim to follow up with APD.

**COVENANTS:**

- Tim informed the Board that a major update was made to the HOA Life software which makes it more user and viewer friendly.
- The Board discussed whether nonmatching doors and shutters on a home should warrant a citation.
  - After discussion, the Board agreed that a citation is necessary and that any faded, matching doors or shutters need to be repainted.

**LANDSCAPING:**

- Chapel Valley will be coming out soon to clean and mulch the flower beds throughout the community.

**PARKING COMMITTEE:** The Board requested that NVM send a notice to the property owner and resident of a home that continues to use a visitor spot for personal use.

**MANAGER'S REPORT:**

- The Board reviewed and discussed the Action Item list.
- Rose asked Tim to check if the pool furniture can be cleaned due to possible mold buildup and to verify if a need to order a new pool umbrella and stand is necessary.
  - Tim acknowledged.
- Mary Beth asked Tim to contact Joe Arrizi from Kimley Horn, in order for Joe to contact Miss Utility.

**FIANCIAL REPORT:** The 2022 Reserve Study is complete, signed, and ready to go.

**NEW BUSINESS:**

- The Board discussed a homeowner's concern regarding residents not picking up after their pets.
  - Mary Beth asked Tim to check that signs about picking up after pets are posted throughout the community. If not enough signs are up, please order more to be added.
- The Board discussed the Virtual Meeting Resolution that the state of Virginia passed that allows for HOA's to hold virtual meetings permanently.
  - Mary Beth asked Tim to have Wil Washington review this resolution and to add, under section B., that complying with current state guidelines will supersede this resolution. Once this has been added, the Board will review and vote on the resolution.
- The following proposals were discussed:
  - The Northern Woods proposal to remove broken tree branches and grind them into mulch for a total of \$2,950. Marci moved to approve the proposal; Rose seconded. The Board unanimously approved the Northern Woods proposal.
- The Board discussed alternate ways the pool company can collect pool guest payments, aside from cash. The Board asked Tim to check with the bank the HOA uses to see what software application (Zelle, Venmo, Paypal, etc.) they prefer regarding electronic transfers.

**NEXT MEETING:** Scheduled for April 28, 2022 at 7:00pm.

**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 8:47pm.

Marjorie 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; Marjorie seconded. The Board unanimously approved to adjourn at 8:59pm.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director