

MINUTES OF MAY 25, 2023
BOARD OF DIRECTORS MEETING
QUAKER HILL COMMUNITY ASSOCIATION

CALL TO ORDER

The meeting held via teleconference (Zoom 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
Rose Gillespie, Treasurer
Lennin Lopez, Secretary/ARHA Director
Marci Greenberger, Director

OTHERS ATTENDING:

Jody Lee, SFMC
Danielle Chesky, 1110 Dartmouth Rd; left meeting at 8:20pm
Richard Tobin, 1131 Quaker Hill Ct.; left meeting at 8:20pm
Judy Seltz, 1218 Dartmouth Rd; left meeting at 8:20pm
Pat Webb, 1222 Dartmouth Rd; left meeting at 8:20pm
Emmanuele Pecora, 1100 Quaker Hill Dr.; left meeting at 8:20pm
Dominique Mack, 1271 Quaker Hill Dr.; left meeting at 8:20pm
Burt Gravallesse, 1201 Quaker Hill Dr.; left meeting at 8:20pm
Officer Matt O' Malley, left meeting at 7:10pm

POLICE LIAISON: Officer Matt O'Malley shared the crime statistics that occurred in and throughout the community. Noise complaints are up in the area and reminded everyone about the noise ordinance, (11pm – 7am) and to report any non-emergencies to 703-746-4444. If anyone would like to reach out to Officer O'Malley, please email matthew.omalley@alexandriava.gov.

OPEN FORUM:

- Richard Tobin informed the Board that the landscaping noise is an issue, specifically the leaf blowers exceeding proper noise levels.
 - Mary Beth replied that the landscaping company has been approached about this in the past and will remind them again.
- Richard Tobin asked the Board if the new inspection company had been provided with the community guidelines.
 - Mary Beth replied that yes, they have and most violations that have been sent out were regarding aesthetic violations.

ARHA: Lennin informed all attendees that ARHA has been monitoring the school bus stops in the mornings and afternoons to identify any children who have been causing disturbances.

COVENANTS:

- Mary Beth informed all attendees that 84% of the violations noted by the inspection company have been aesthetic.
- 67% of all inspected homes have received at least one violation.
- Please call the number on the violation notice should you have any questions regarding the inspection.

LANDSCAPING: The Board will be meeting with the landscape company in the next few days to discuss the mowing inconsistencies throughout the community.

PARKING: The Board met with two different parking vendors to help address the guest parking problem. Both vendors will be reviewed by the Board with a decision to be made at the next Board meeting.

APPROVAL OF MINUTES:

- The Board reviewed the minutes for the April 2023 meeting. Marjorie motioned to approve the minutes as amended; Rose seconded. The Board approved the minutes, as amended.

FINANCIALS: Rose informed all attendees about the ongoing repairs and the cost associated with each to the community center, walkway bridge and the trickle stream.

OLD BUSINESS:

- Pond: Mary Beth is still trying to have the City of Alexandria help offset the repair cost for the trickle stream pond. Currently reviewing paperwork to find the original agreement between the city and the Quaker Hill developers.

NEW BUSINESS:

- The Board reviewed a proposal submitted by District Builds for the pump room repairs to replace a rusted conduit for \$1,251.
 - Rose motioned to approve the proposal; Marci seconded. The proposal was unanimously approved.
- The Board reviewed a proposal submitted by District Builds to replace miscellaneous clubhouse items for \$1,713.
 - Marjorie motioned to approve the proposal; Marci seconded. The Board unanimously approved.
- The Board discussed purchasing a new pool umbrella and stand for \$423.75.

- Marjorie motioned to approve the purchase; Marci seconded. The Board unanimously approved the purchase.

TMP: Two homeowners added funds to their TMP accounts. The Board would like to remind all homeowners that any money you add to your TMP account is doubled by the Quaker Hill Homeowners Association for transportation credit.

PRIVILEGED: Marci 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. Rose seconded. The Board entered executive session at 8:21pm.

Rose motioned to move out of executive session at 9:02pm.; Marjorie seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marci moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 9:07pm.

NEXT MEETING: Scheduled for June 22, 2023, at 7:00pm.

Respectfully submitted,
Lennin Lopez, Secretary/ARHA Director