

QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR MAY 28, 2026
VIA ZOOM 7:00 PM

CALL TO ORDER

The meeting was called to order by Dominique Mack at 7:01 PM.

BOARD MEMBERS PRESENT

Dominique Mack
Laura Evans
Ashley McCurry (joined at 7:04)
Rose Gillespie

Management – Jody Lee
ARHA Representative – Martin Lucero

POLICE/LIAISON REPORT

- Sergeant Matthew O'Malley provided the updated crime statistics for March 26th – May 28th. Overall, crime is down 14% since last year, though commercial burglaries and aggregated assaults are up since last year (a normal trend with warmer weather).
- The March 12th search warrant in the community was related to a shooting which occurred in January in another part of the city. No further information was available on arrests, etc.

OPEN FORUM

- One homeowner requested information on the status of repair of curb that was removed by Virginia American Water. Though the Board and Community Manager can request updates, the utility company is responsible for repair.
- The homeowner requested that weeds on the west side of Quaker Hill Drive be better maintained. She also stated that there is considerable construction waste that has yet to be hauled away by the city or the homeowners responsible. The Board reminded residents to contact bulk trash removal to arrange pickup of such debris.
- An owner stated that there is continual double parking in the fire lane in front of one of the houses on Quaker Hill Drive. The Board stated that due to the specific nature of the issue, it would be discussed in Executive Session.

COMMITTEES/REPORTS

ARHA:

Martin Lucero provided the update. Work was completed in two homes on Quaker Hill Drive. He clarified that their tenants are expected to maintain the back yard areas and they will follow up to ensure they are maintaining those areas. He will find out how often someone from ARHA is in the community and provide that schedule to the Board.

COVENANTS:

Laura Evans and Ashley McCurry provided the update. A document was submitted to the Board for initial review. One new issue due to be considered is regarding policies for personal EV chargers.

ARCHITECTURE:

Rose Gillespie provided the update. There were three (3) new applications, all of which have been addressed by the Committee.

LANDSCAPING AND GROUNDS:

Caroline Morris provided the update. The large spring planting occurred in early May and several smaller transplants have also been made.

PARKING:

Dominique Mack provided the update. Though most residents are complying, there continue to be a couple of residents abusing privileges. She reminded the owners that guest parking privileges can be revoked if policies are not followed.

SNOW:

Dominique Mack provided the update. Snow contracts will be considered in the fall.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting on April 23, 2026.

Ashley motioned to approve the minutes; Laura seconded. The Board Members approved the minutes (3-1-1).

FINANCIAL MANAGEMENT

- Rose Gillespie shared the April 2026 financials and April Treasurer's report. Several pool invoices were paid, the pond aerator boost treatment was paid, and several trees were trimmed. The final snow invoices were also paid. One CD matured on 5/15 and was reinvested.

CONTRACT SERVICES/PROPOSAL

Fire Hydrant Inspection

- One proposal was received from E&G Services for maintenance and flushing on the eight (8) fire hydrants in the community for \$3,000. This was less than it was in prior years:
 - 2023-2024- \$400
 - 2025 - \$360
 - 2026 - \$375

Ashley motioned to approve; Laura seconded. The Board Members unanimously voted to approve (4-0-0).

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING

Pool Supply Start-Up

- On May 7, 2026, the Board unanimously approved High Sierra Pools 2026 supply start up list for \$1,873.

Electrical Work/Junction Box

- On May 19, 2026, the Board unanimously approved PSE junction box repairs around the new sidewalk for \$1,543.38.

Flock Camera Renewal

- On March 18, 2026, the Board unanimously approved the Flock Camera Renewal on June 14, 2026, for twenty-four (24) months for \$2,500.

Rose motioned to ratify the email votes; Laura seconded. The Board Members unanimously voted to ratify the email votes (4-0-0).

UNFINISHED BUSINESS

Quaker Hill Drive Sidewalk

- The sidewalk was completed, and the exposed utility line is scheduled to be buried soon.
- Club House Repairs were completed.

NEW BUSINESS

Paving and Concrete

- The Board will seek quotes to re-pave Quaker Hill Drive.

TMP Report

- From May 1, 2026 – May 20, 2026, two (2) residents contributed for a total benefit payout of \$450. The balance in the account is \$4,525.

EXECUTIVE SESSION

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; Laura seconded. The Board entered Executive Session at 8:06 PM.

Rose moved to move out of Executive Session; Laura seconded. The Board reconvened into General Session at 8:59 PM.

RECONVENE INTO GENERAL SESSION

Rose moved to adjourn; Laura seconded. The Board members unanimously voted to adjourn at 8:59 PM.

NEXT MEETING: The next meeting is scheduled for June 25, 2026, via Zoom.

Respectfully submitted,
Ashley McCurry, Secretary