

**MINUTES OF JULY 28, 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 Director Ed Lacy at 7:00 PM.

**BOARD MEMBERS PRESENT:**

Marjorie Stein, President – arrived at 7:03 p.m.  
Stephen Kahn, Vice-President – arrived at 7:02 p.m.  
Rose Gillespie, Treasurer  
Ed Lacy, Director  
Stephen Stine, Secretary

**OTHERS ATTENDING:**

Tim Kirchner, Northern Virginia Management (NVM)  
Greg Gochoel – American Pool – left at 7:30 p.m.  
Antonio Herazo – American Pool – left at 7:30 p.m.

**MEMBERS FORUM**

Rich Tobin – left at 7:57 p.m.  
Peggy Seufert – left at 7:57 p.m.

**APPROVAL OF MINUTES:** The Board unanimously approved the June 2016 minutes as amended. Steve Stine so moved and Steve Kahn seconded.

**POOL Report:** American Pool reps attended the meeting. The Board discussed various issues with American Pool. The Board addressed non-members/QHCA members who appear at the pool without a pass and argue with lifeguard when they are asked to leave. Tim Kirchner suggested an NVM form to hand out to restricted residents who are not allowed in the pool. Tim disclosed that certain residents are repeat offenders; and he is aware of several of them. The Board discussed sending these repeat offenders formal letters with citations and suspension.

The Board also discussed having lifeguard ask guests to put on wrist bands and putting up signs reminding guests to do so. The Board also discussed having a form for guests with instructions to hand out along with wrist bands. The American Pool representatives commented on these various issues. They suggested having the lifeguard clear the pool while the lifeguard deals with the disrupting individual. American Pool discussed the main QHCA lifeguard's current acclimation, and how he is feeling more comfortable as the summer has progressed. Tim reported that the pool passed mid-summer inspections. Tim reported that the lifeguards should have restocked first aid kit and that a child backboard was missing from the lifeguard's office.

**POLICE REPORT:** Sgt. Jason Story filled in for APD this month. He reported destruction of property and a car vandalized in QHCA. There are no leads yet. He also reported on a telephone

fraud scam. Marjorie Stein inquired as to a panel truck requiring a commercial license; Sgt Story confirmed that a panel truck would not need commercial license.

TMP: Marjorie questioned as to why the annual rates are showing \$45.81 per member, when the collected annual rate is \$45.00. Tim stated he will follow up and get city's justification, Steve Stine suggest if no justification provided, Board should file formal objection and demand that the City issue an Amended and corrected semi-annual TMP fund report. Rose and Marjorie queried as to how various TMP Report calculations were determined. In general, the Board discussed and expressed concern that the TMP report details the \$14,850 reported as QHCA's costs, but failed to fully detail how much QHCA residents have actually spent in total for TMP benefits.

HEARINGS: No hearings were conducted.

COVENANTS: Design application discussed for 203 Yale Dr. requesting a decorative four-panel door with a moon shaped window panel on the door. 1205 QHD has a moon shaped window on door. The Board recommended a denying the application as non-conforming for 203 Yale Dr., and likewise issuing a citation to 1205 QHD.

LANDSCAPE: Steve Kahn reported several residents on Ellsworth that are keeping trash cans and recycling cans in their front yards and in front of their garages. Tim stated NVM would send follow up compliance letters to residents.

FINANCIAL REPORT: Tim informed the Board that there were no maturing CD's for this month. The next CD matures in October. Rose briefly discussed the Treasury report. The Board briefly discussed the services for the pool processing fee of \$75 which NVM used to provide as part of its management services. Because of the time commitments, Tim wasn't able to do this year, he stated next year NVM will provide the services.

NEW BUSINESS: The terms of the Solitude contract for pond maintenance were discussed briefly. The Board asked Tim to request Alexandra Renew to meet with the Board at December annual meeting to explain the basis for its water billing.

PRIVILEGED: Executive session started at 8:35 p.m. and concluded at 8:48 p.m.

NEXT MEETING: Next monthly meeting scheduled for August 25, 2016.

ADJOURNMENT: The meeting was adjourned at 8:53 p.m.

Respectfully submitted,

/s/ Stephen J. Stine, Secretary