

**MINUTES OF AUGUST 24, 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 (arrived at 7:28pm)
Rose Gillespie, Treasurer
Lennin Lopez, Secretary/ARHA Director
Marc Greenberger, Director

OTHERS ATTENDING:

Jody Lee, SFMC
Officer Matthew O' Malley, left meeting at 7:10pm
Paul Hoftzyer, 1228 Dartmouth Rd.; left meeting at 8:35pm
Rich Tobin, 1131 Quaker Hill Ct.; left meeting at 8:35pm
Robert Dye, 1239 Quaker Hill Dr.; left meeting at 8:35pm
Brian McVicker, 1210 Dartmouth Rd.; left meeting at 8:35pm
Goce Janevski, 1227 Quaker Hill Dr.; left meeting at 8:35pm
Mark Vaughan, 1205 Quaker Hill Dr.; left meeting at 8:35pm
Emanuele Pecora, 1100 Quaker Hill Drive; left meeting at 8:35pm
Melissa Elbirt, 1200 Dartmouth Rd.; left meeting at 8:35pm
Pat Webb, 1222 Dartmouth Rd; left meeting at 8:35pm
Mary Thatcher, 1136 Quaker Hill Ct.; left meeting at 8:35pm

POLICE REPORT: Officer Matthew O'Malley informed all attendees of the recent crime statistics for the immediate area. Most of the crime incidents have occurred in the neighboring shopping center. If anyone would like to reach out to Officer O'Malley: matthew.omalley@alexandriava.gov or 703-298-4487.

OPEN FORUM:

- A homeowner informed the Board of his concern over the speed of cars coming out of Quaker Hill Drive and asked if an additional speed bump could be added.
 - The Board replied that this is of concern and adding an additional speed bump will be looked into.
- A homeowner expressed concern about the amount of inspection citations they have received over the same thing that has already been addressed.
 - The Board replied that once you have cured the violation, you must log into the portal and submit a picture. The Board will follow up with the inspection company regarding the number of letters going out.

- A homeowner requested that the Board work with other neighborhoods in the community to have a joint National Night Out event next year.
 - The Board replied that coordinating a joint effort will begin early next year.
- A homeowner informed the Board that the package mailbox in the community needs to be fixed as the lock is broken.
 - The Board apologized for the inconvenience this has caused and is working with a locksmith to address the lock.
- A homeowner asked if homeowners are allowed a copy of the current reserve study.
 - Management will post the study on the SFMC HOA portal for all residents.
- A homeowner asked if the annual meeting will be held in November?
 - The Board replied that the meeting has been moved from December to November, to be consistent with the governing documents.

ARHA: Landscaping is currently being done on all ARHA units that require it on Quaker Hill Drive and Ellsworth St.

COVENANTS: The Board reminded everyone that inspections are being conducted and thanked those who have currently addressed their violations.

LANDSCAPING: The Board has scheduled a community walkthrough with Marquez Landscaping to review regular maintenance items.
The new trickle stream motor is expected to be delivered by the end of September 2023.

APPROVAL OF MINUTES: The Board reviewed the minutes for the July 2023 meeting. Marci motioned to approve the minutes; Rose seconded with Marjorie abstaining. The Board approved the minutes.

FINANCIALS: Rose informed all attendees of the current financial situation for the HOA. The HOA is receiving good reserve returns from the Fidelity accounts and the parking software has been paid for through the TMP account.

PARKING:

- The Board informed all attendees that Parking Boss will be the new digital parking platform that will be used to enforce the parking policy.
- The Board discussed the new parking policy changes and will finalize them at the next board meeting.
- Letters will be sent out to all residents about the upcoming changes as well as placed in the newsletter. A “go live” date for the new platform will be announced at the next board meeting.

NEW BUSINESS:

- The Board reviewed a proposal submitted by D&D Tree Care & Landscape to remove a dead pear tree for \$680.00.

- Marci motioned to approve the proposal; Lennin seconded. The proposal was unanimously approved.
- The Board reviewed a proposal submitted by District Builds LLC to conduct repairs in both men and women’s bathrooms in the clubhouse for \$475.00.
 - Marci motioned to approve the proposal; Rose seconded. The Board unanimously approved.
- The Board reviewed proposals submitted by two different pool companies, High Sierra and Continental Pools for the 2024 pool season.
 - Marjorie motioned to approve the proposal submitted by High Sierra for \$38,500; Rose seconded. The Board unanimously approved the High Sierra proposal.

PRIVILEGED: Marjorie 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 8:36pm.

Rose motioned to move out of executive session at 9:20pm.; Marci 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 9:20pm.

NEXT MEETING: Scheduled for September 28, 2023, at 7:00pm.

Respectfully submitted,
Lennin Lopez, Secretary/ARHA Director