

**MINUTES OF NOVEMBER 17, 2022
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 7:04 PM.

BOARD MEMBERS PRESENT:

Mary Beth Cockerham, President
Marjorie Stein, Vice President, joined at 7:10pm
Rose Gillespie, Treasurer
Lennin Lopez, Secretary/ARHA Director
Marci Greenberger, Director

OTHERS ATTENDING:

Jody Lee, SFMC
Richard Tobin, 1131 Quaker Hill Ct; left meeting at 8:15pm
Emanuelle Francesco Pecora, 1100 Quaker Hill Dr.; left meeting at 8:15pm
Dominique Mack, 1271 Quaker Hill Dr.; left meeting at 8:15pm
Matthew Mitchell, 1249 Quaker Hill Dr.; left meeting at 8:15pm

APPROVAL OF MINUTES: The Board reviewed the minutes for the October 2022 meeting. Marci motioned to approve the minutes; Rose seconded. The Board unanimously approved the minutes.

COVENANTS:

- Mary Beth asked for volunteers to serve on the Architectural Review Committee
 - This announcement will also be included in the newsletter
- In addition to the hard copy newsletter that is mailed, it was suggested that a PDF version be emailed to all on the distribution list.
- The Board discussed the presentation by CIS and the home inspection services they offer
 - Marci proposed to enter into a contract at \$30 for each home inspection, Lennin seconded.
 - Mary Beth asked Jody to invite CIS to the January 2023 meeting

LANDSCAPING:

- Mary Beth updated all attendees on the ongoing erosion project.

- Down to Earth has completed phase one of the erosion project. The plan right now is to wait and see if phase one has solved the issue before proceeding with phase two.
- All trees and shrubs have been planted by Bartlett throughout the community.

FINANCIALS:

- Rose informed all attendees that SFMC is still working on setting up our account so currently unable to see all the financials
- Jody informed everyone that the audit is still in process with no finalization date as of yet.

NEW BUSINESS:

- The Board reviewed the High Sierra Pools proposal for the 2023 pool season.
 - Rose moved to approve the proposal of \$35,900, Marci seconded. The Board unanimously approved the High Sierra proposal.
- The Board reviewed the proposal submitted by Bartlett Tree Experts for the 2023 season which includes tree and shrub work along with pest management for \$17,935.
 - Marci moved to approve the proposal; Lennin seconded. The Board unanimously approved the proposal.
- The Board discussed options to resolve the accumulation of scooters throughout the community. One idea is to build a scooter corral in the community. The Board will follow up with this at a future meeting.
- The Board discussed adding pool cameras and more motion capture lights in order to prevent trespassers. A follow up will be discussed at a future meeting.
- The Board discussed approaching the City of Alexandria about sharing the costs of maintaining the pond. A plan of action will be discussed at a future meeting.
- The Board discussed two new resolutions that will allow both monthly/special board meetings and the annual owners meeting to be held virtually.
 - Marci moved to approve both resolutions, Rose seconded. The Board unanimously approved both resolutions.

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 8:16pm.

Marci motioned to move out of executive session at 8:54pm.; Rose seconded. The Board unanimously approved to move out of executive session.

The Board discussed writing off a homeowner's collection balance. Marci moved to approve to write off the balance, Rose seconded. The Board unanimously approved the write off.

ADJOURNMENT: Rose moved to adjourn; Marci seconded. The Board unanimously approved to adjourn at 9:02pm.

NEXT MEETING: Scheduled for January 26, 2023, at 7:00pm.

Respectfully submitted,
Lennin Lopez, Secretary/ARHA Director