

**MINUTES OF DECEMBER 6, 2022  
ANNUAL MEETING  
QUAKER HILL COMMUNITY ASSOCIATION**

**CALL TO ORDER**

The meeting held via teleconference (ZOOM), was called to order by President Mary Beth Cockerham at 7:00 PM.

**BOARD MEMBERS PRESENT:**

Mary Beth Cockerham, President  
Marjorie Stein, Vice President  
Lennin Lopez, Secretary/ARHA Director  
Marci Greenberger, Director

**BOARD MEMBERS ABSENT:**

Rose Gillespie, Treasurer

**OTHERS ATTENDING:**

Jody Lee, SFMC  
10 attending members  
85 proxies received

**APPROVAL OF MINUTES:** Lori Miller moved to approve the 2021 annual meeting minutes as amended, Marci seconded. The attending members unanimously approved.

**PRESIDENT'S REPORT:** Mary Beth began by introducing herself and the current Board members to all the attendees. Following introductions, Mary Beth explained to the attendees what the Board has focused on this year including:

- Hiring a new management company, SFMC, to oversee the Quaker Hill Community.
  - Mary Beth thanked the homeowners who participated in interviewing the management company candidates and helping choose SFMC.
- The Board invested in having the erosion issue resolved and is currently in the last phases of finalizing the project.
- The Board is in the process of hiring a third party to conduct the covenants inspections, with a contract to be finalized during the January 2023 meeting.
- The trickle stream is on the Board's radar to repair in 2023. This will be an extensive project but a needed one.

**TREASURER'S REPORT:** Mary Beth broke down the new homeowner fees for each type of unit.

- Townhomes will be \$120.41
- Single Family homes will be \$112.77
- Condominiums will be \$70.70

Jody informed all attendees that the 2023 coupon books would be delivered by the last week of December.

- A few homeowners expressed concern over this, as their January payment might be late if the coupon books were not received in time and a late penalty would be assessed.
  - Mary Beth stated that the Board would handle any late fee cases on a case-by-case basis.

INTRODUCTION OF CANDIDATES: There was currently one board opening with a three-year term. Rose Gillespie was the only candidate for this open position.

There were no additional candidates from the floor.

Dominique Mack made a motion to approve Rose Gillespie by acclamation, Maria Vegega seconded. Emanuele Pecora abstained from the vote. All other attendees approved Rose Gillespie to be elected to the Board of Directors.

MEMBERS' FORUM: The following items were discussed:

- Maria Vegega asked why the pruning of the trees was not the responsibility of the HOA?
  - Mary Beth replied that the arborist does prune the common area trees but not trees that are on private property.
- Maria Vegega inquired if the groundkeepers could clean the debris off of the drains on the lower end of Quaker Hill Drive as they become clogged.
  - Mary Beth will remind Uber, the groundskeeper, to keep an eye on the drains.
- Ira Sockowitz informed the Board that residents are walking down the formerly fenced area near the pool, which has turned a grassy area into a mudded one.
  - Mary Beth replied that she will ask the landscaper how this issue can be resolved as we do not want to put up another makeshift fence.

ADJOURNMENT: Marjorie motioned to adjourn; Lennin seconded. The meeting was unanimously adjourned at 7:41 p.m.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director

