

LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Sunday, August 24, 2014

CALL TO ORDER

The June meeting of the Board of Directors was held on Monday, August 25, 2014. The meeting was called to order at 7:02 p.m. by Lewis Jackson at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE

Lewis Jackson, President – Present

Sven Dharmani, Vice President – Present (Phone)

James Mehta – Treasurer – Present

Ken LaVolpe, Secretary – Present

Rose Bailey, Capitol Companies – Present

Jim Rorke - Member-at-Large – Absent

OPEN WORK SESSION FOR DECLARATION AMENDMENTS

- Working session began at 7:04pm and ended at 8:44pm
- 8 residents, in addition to the board, Allen Warren – Chadwick Washington, were present to discuss the documents.
- Several items were discussed and reviewed.
- A committee is organizing and will work to hold a meeting

OPEN FORUM

- Christopher Ellis & Beverley Dell – 3811 Courtland – expressed concerns related drainage to common area in the rear of their property.

APPROVAL OF MEETING MINUTES

The June 23, 2014 Board of Directors Meeting Minutes were reviewed by each Board Member.

Move to: Approve Meeting Minutes from June 23, 2014.

Moved by: Lewis Jackson

Seconded: Ken LaVolpe

For: Lewis Jackson, James Mehta, Ken LaVolpe, Sven Dharmani

Against: None

Motion PASSED

FINANCIAL REPORT

For reporting period ending July 31, 2014, the Association had:

ASSETS		RESERVES	
Operating Assets	\$56,057.27	Total Reserves	\$608,396.22
Investment Funds	\$514,686.85		
Accounts Receivable	\$3,149.37		
Total Assets	\$573,893.49		

INCOME STATEMENT

Reporting Period	Budget	Actual	Variance
Income	\$12,271.50	\$12,016.02	-\$255.48
Expenses	\$12,271.50	\$11,461.67	\$809.83
We have a reporting period surplus of			\$554.35

Year-to-date	Budget	Actual	Variance
Income	\$85,900.50	\$85,738.17	-\$162.33
Expenses	\$85,900.50	\$94,616.44	-\$8715.94
Overall, we have a year-to-date deficit of			\$8,878.27.74

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – RORKE

- o Noting to report

ARCHITECTURAL REVIEW COMMITTEE – SVEN

- o Single VAR in process

PARKING COMMITTEE – JACKSON

- o Nothing to report

COMMUNITY RELATIONS COMMITTEE – LAVOLPE

- o Nothing to report

OLD BUSINESS

- HOA declarations update
 - o Held first working session.
- 2014 Replacement Specification & Guidelines Update
 - o ARC is working on additional updates.
- Spring Landscape Improvements
 - o Nothing to report
- Parking Lot & Concrete Repair
 - o No update on corrections to work – Fairfax paving has been contacted several times.
- Landscape Architect
 - o Nothing to report
- Annual Inspections
 - o Board is reviewing the process for inspections and working on a draft inspection form to be used for each property.

- g. National Night Out
 - o Draft after action report was reviewed.

Move to: Approve National Night Out excess of \$107.63

Moved by: James Mehta

Seconded: Lewis Jackson

For: Lewis Jackson, James Mehta, Ken LaVolpe, Sven Dharmani

Against: None

Motion PASSED

NEW BUSINESS

- a. Drainage Proposals
 - o Reviewed and action taken on one location.

Move to: Approve Drainage & Erosion Solutions LLC proposal dated 6/14/2014 for Area 1 only, not to exceed \$5,000.00

Moved by: Ken LaVolpe

Seconded: Lewis Jackson

For: Lewis Jackson, James Mehta, Ken LaVolpe, Sven Dharmani

Against: None

Motion PASSED
- b. Remaining Board Calendar
 - o Calendar agenda continues to annual meeting – posted schedule continues to end of calendar year.
- c. Elbert Signage Replacement
 - o Signage quotes will be obtained by management. Look for mirror/similar to the adjacent sign.

ADJOURN

Move to: Adjourn at 9:49pm

Moved by: Ken LaVolpe

Seconded: Lewis Jackson

For: All

Against: None

Motion PASSED

Next Meeting, Annual Meeting - Monday, September 22, 2014