

LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, April 24, 2017

CALL TO ORDER

The meeting was called to order at 6:35 p.m. by Margo Gorra-Stockman, President, at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE:

Margo Gorra-Stockman, President (2019)
Jim Rorke, Vice President (2017)
Bella Vulchanova, Treasurer (2018)
Mark Makary, Member at Large (2019)
Elizabeth Stulga – Capitol Property Management
Annette Gillis – Homeowner

Pam Roberts – Homeowner
Emily Wismer- Homeowner
Jennifer Dodson – Homeowner
Lewis Jackson – Homeowner
Dianne Adelberg, Homeowner

Management representative – Elizabeth Stulga can be reached at 703-707-6404, email: estulga@capitolcorp.com.

Homeowners can bring issues that need to be escalated to the Board to Elizabeth. Homeowners should bring items to Elizabeth first so that she can assist during the month between Board meetings.

HOMEOWNER FORUM - 5 minutes per household

No homeowners presented on any topics

COMMUNITY OFFICER

No police report was provided at this meeting

Approved Meeting Minutes

The March minutes were approved, as amended.

Ratification of items taken outside of meetings.

- *No actions were taken by email this month.*

COMMITTEE REPORTS

A. Landscape Committee – Jim Rorke, Annette Gillis, Pam Roberts

- a. Committee met on 4/23 from 2-5pm to review all proposals from Palmers, then walked the entire property to review proposals

B. Architectural Review Committee – Margo Gorra-Stockman

- b. One request was submitted and is in progress
- c. The ARC will be meeting during May to discuss and consider new types of exterior modifications homeowners would like to make that are not in current standards. These include video cameras, exterior lighting, electronic door unlock, security cameras with more sophisticated technology, etc.

C. Parking – Jim Rorke

- d. Dianne Adelberg commented that her parking sign was still down. Elizabeth Stulga said that someone was coming out the following week to fix it.
- e. Car was reported parked on Shorter lane for a number of hours one evening, but is no longer there

D. Community Relations – Bella Vulchanova, Dianne Adelberg

- a. Dianne reported on newsletter progress and also asked who would be sending out notices about inspections so she could put a friendly reminder in the newsletter. Management stated they would be responsible for sending this reminder out,
- b. Some discussion about negative impacts to the grass of female dog urine and including potential methods to address in newsletter

E. Budget Committee – Bella Vulchanova, Jennifer Dodson

a. Jennifer Dodson reported on the purpose and composition of the budget committee. 6 members with Bella as Board Liaison. All homeowners are welcome to come to monthly budget committee meetings which are posted on LPAS web site

b. Gave some history of budget committee actions: First few months focused more on education of members and looking through past financial reports. Recent meetings have begun to look more closely on contracts and contracting procedures. Will provide more detailed report at future meeting

c. Request made to clarify in the minutes what is intended solely for informational purposes (e.g. fencing estimates) vs. what would inform any actual near term decisions

FINANCIAL REPORT – Stulga /Vulchanova

Elizabeth discussed the latest financial report – no unusual items were noted

OLD BUSINESS

- A. No old business was covered

NEW BUSINESS

A. Landscaping Proposals

a. Landscaping committee walked grounds on 4/23/17 to discuss 19 proposed landscape updates across Courtland Circle, Charles Avenue and Elbert Avenue. 9 items were discussed for immediate execution (next 2-3 weeks), in the total amount of \$2,404, 3 items were deferred for discussion closer to the fall and 7 items were rejected.

b. Request was made to engage homeowner at 3926 Charles Avenue to help water plants outside of her home when put in. Pam Roberts will follow up

c. Motion made by Jim Rorke to approve 9 items for immediate execution. Margo seconded motion, Jim, Margo and Bella voted yes, Mark Makary voted no

d. Bella proposed a friendly amendment that the work be completed within 2 weeks. Jim accepted the amendment, Jim, Bella and Margo accepted.

B. Declaration Proposed Revisions

- a. Mark Makary presented a proposed amendment to the Draft Declaration to allow for short-term rentals in the community. Discussion was conducted as to the pros and cons of this approach, and requests made for greater clarification on certain provision such as parking, length of time.
- b. Discussion that City of Alexandria (and Arlington) are currently considering revising laws related to short-term rentals.
- c. Board requested management to discuss with legal the possibility and implications of a creating a policy resolution. Request was made to bring back additional clarifying information on proposed revisions for discussion at a subsequent meeting.
- d. Elizabeth to also bring back additional potential language to address this issue in the declarations in a way that might allow for greater future flexibility

C. Yard Sale - Margo motioned a proposed date for the yard sale of 5/20/17 from 8am-2pm with rain date 5/21/17 and expenses not to exceed \$200. Jim seconded the motion, motion passed unanimously. Dianne will add information to the newsletter.

Executive Session

Board adjourned to Executive Session at 10:15pm. Margo moved to come out of Executive Session at 10:25.

Margo moved to approve everything discussed in executive session. Jim approved, motion passed unanimously.

ADJOURN

Margo moved, Bella seconded, motion passed unanimously to adjourn at 10:32 pm

Next Meeting – Monday, May 22, 2017, 6:30 pm at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305