

LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.
Board of Directors Meeting Minutes
Additional Meeting
Monday, November 13, 2017

CALL TO ORDER

The meeting was called to order at 7:38 p.m. by Margo Gorra-Stockman, President, at 3807 Courtland Circle Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE:

Margo Gorra-Stockman, President (2019)
Jim Rorke, Vice President (2020)
Bella Vulchanova, Treasurer (2018)
Heather Herndon, Secretary (2018)
Jon Greger, Board Member (2020)

Elizabeth Stulga, Property Management, by
FaceTime
Jennifer Dodson – Homeowner, Chairperson,
Budget Committee
Annette Gillis – Homeowner, Chairperson,
Landscape Committee

New Business

A. Landscape and Snow proposals – three submitted:

- a. Palmers
- b. Shenandoah
- c. Heritage

General Comments/discussion:

Communications with the landscape contractor needs to be improved so that they know the areas that need more attention.

Board needs to specify the HOA common area vs. homeowner responsibility for planting new plants. The landscape contractor should be maintaining all of the areas outside of the fenced in backyards. Homeowners are responsible for planting new plants, removing dead plants, and landscaping on their property other than trees, HOA will then provide maintenance unless instructed by homeowner to skip their property.

Once a contractor is on site, someone from the Landscape Committee or Board should monitor and report out any concerns so that they can be remedied. Homeowners should contact Management Company to report any anomalies.

Periodic sit down meetings will be scheduled with the contractor to go over what has gone well and items that can be improved. Working together with the contractor will improve outcome.

Review and Comparison of the three proposals:

Landscape Committee has reviewed the proposals and created a spreadsheet comparing the same items from a cost perspective. They have recommended Palmers based upon cost, services, and current relationship.

Jon Greger has done an analysis of the snow proposals, creating a “per snow” estimate that shows that Shenandoah and Palmers would be about equivalent costs.

Discussion regarding shoveling neighborhood sidewalks; they have been shoveled for 29 years.

Margo moved to accept Palmer’s proposals; Landscape (2018-2020) and Snow (2017-2018) contract as amended (including the snow map for all sidewalks), Jon seconded, passed unanimously.

Executive Session

Heather moved to go into executive session at 8:54 pm to discuss Resolution for the Board, Margo seconded, motion passed unanimously.

Heather moved to come out of Executive Session at 9:28, Margo seconded, motion passed unanimously.

The Board approved the ACCESS TO ASSOCIATION BOOKS AND RECORDS & COST SCHEDULE unanimously.

Capitol Management has authority to provide for expenditures up to \$1000.

ADJOURN

Heather moved, Margo seconded, motion passed unanimously to adjourn at 9:35 pm.

Next Meeting will be Monday, November 27, 2017, 6:30 pm, at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305