

# LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
June 25, 2018 – 7:00 pm

## ATTENDANCE

Margo Gorra-Stockman, President (2019)  
Jim Rorke, Vice President (2020)  
Jonathan Greger, Member at Large (2020)  
Elizabeth Stulga, Capitol Property Management  
Bella Vulchanova, Treasurer (2018)  
Purcells Residents  
Sergeant Garcia, Policy

## CALL TO ORDER

The meeting was called to order at 7:05 pm by President Gorra-Stockman at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305.

## HOMEOWNER FORUM

Pitochelli's:

- Thanked the board for drainage clearing and scoping.

## POLICE REPORT

Sergeant Garcia gave a brief overview of police statistics for the period May 25-June 24, 2018

## Approval of Meeting Minutes

Draft of May minutes were discussed. Jon moves to approve May minutes as amended. Margo seconded. Motion passed unanimously. Margo motioned to accept the April Amended Meeting Minutes Jim seconded. Motion passed unanimously. .

March Minutes Amendment: Board came out of executive session and moved to approve draft response to the complaint, the motion was seconded and passed unanimously.

## COMMITTEE REPORTS

**Commented [AS(1)]:** Note from Margo: I do want to make sure Elizabeth looks at this sentence before we post them

- **Landscape Committee – Jim Rorke**

No report

- **Architectural Review Committee – Margo Gorra-Stockman**

Request for Solar Panels at 3828 Charles Avenue was received. ARC will be further discussing and reviewing a policy for Solar Panels, and will follow up with a recommendation.

- **Parking**

There was a complaint from a resident on Shorter Lane regarding commercial vehicles. When Sherwin Lee came to inspect, there was no evidence of commercial vehicles at that time, and no violation was cited.

- **Community Relations – Open**

No report

- **Budget Committee – Open**

No report

## Management Report

- Variance on Audit Expense: Two years' worth of audit was paid at the same time which accounts for the variance.
- We are at a YTD \$9,122 negative variance on Net Income
- Jon moved to approve the additional fee for the arborist of \$100 for a total of \$350 Bella Seconds; motion passed unanimously.

## NEW BUSINESS

National Night Out – The official date will be August 7<sup>th</sup> from 6pm-8:30pm

Calendar –New Yard Sale Date (after prior postponement due to rain) will be July 14<sup>th</sup>

Elizabeth will send a mass email to residents requesting fence repair requests to be completed, and tracking/repairs will be done by Capitol. Requests will be handled in order they have been received

Recent Security Report reviewed for lighting compliance, highlighting a number of potential issues. Further review will be done by management and Palmers to identify additional areas for lighting compliance

Elizabeth to follow up with Neil regarding Elbert Landscaping Proposal

## EXECUTIVE SESSION

Margo moved to go into Executive session for the purpose of Board personnel actions at 9:20pm. Bella seconded; motion passed unanimously

The Board resolved into open session at 9:47 pm.

## ADJOURN

Bella moved to come out of executive session and adjourn the meeting at 9:47 pm. Jon seconded. Motion passed unanimously.

The next meeting will be held on July 23<sup>rd</sup> at 7:00pm at Beverly Hills United Methodist Church, Alexandria, VA, 22305