

Leewood Homeowners Association
General Board Meeting
August 13th 2019
Phillips School Library, 7010 Braddock Road, Annadale, VA

Board: Khaleaph Luis, Justin Edwards, King Chu, Noble William Rubenstein

ARC/Consultant: Leona Taylor

Sentry Management: Angela Weed

The meeting convened with a full quorum at 7:31 PM.

I: Call to order -It was motioned and seconded.

- The Meeting Agenda is approved.

II: Homeowners concerns:

- Homeowner 1 has requested an update for an on-going concern and requests that the board continue to take action against a violator.
- The Board informed Homeowner 1 that appropriate actions have been taken by the board that is within the metes and bounds of the Leewood HOA guidelines. The board will continue to closely monitor the issue and work with Homeowner 1 to address his/her concerns.

III: Approval of the July Minutes:

- July 2019 Meeting minutes were motioned, seconded and approved.

IV: Community Report ARC:

Asphalt and Concrete Project

- Tibbs has been chosen as the company of choice as the contractor for the upcoming Asphalt and Concrete project for the community, the board approved.
- Leona was appointed by the board to manage the upcoming Asphalt and Concrete project (motioned, seconded and approved).
- With the upcoming Asphalt and Concrete project, the board is also considering adding additional speed bumps to the already existing bumps.
- The board gave guidance to add 4 additional handicap ramps (1 on Bradwood, 2 on Bradgen, 1 on Leestone St & Boot Hill area).
- A motion was made to approve a total budget of \$260,000 and an additional \$40,000 for variance (for a combined total of \$300,000) and the board approved.

Landscaping

- It was motioned to approve a budget of \$7,000 for mailbox stands (contractor is ProGrounds) and it was approved.
- In the July minutes it motioned to approve \$12,000 for tree removal which was approved.

- Upon further review of the finances in the August Meeting, It was motioned to re-adjust the budget for tree removal from July up to \$11,000 (\$9,000 current, -\$1000 for future emergencies, \$3000 drainage budget) which was approved (seconded and approved).

Individual Homeowner issues:

- Leona has several waivers (temporary permissions) to be approved by the board and they were approved.
- The board directed CAM to send a nuisance letter to the violating homeowner(s) (I.e. noise, cigarettes, etc...).
- CAM discussed each individual issues outlined in the agenda with the board.

V: Financial report/summary:

- Nobel gave the financial report.

VI: Vacancy on the Board:

- Justin will be resigning on August 31st. There will be a vacancy on the board.

The meeting adjourned at 9:30 PM

Signature

Date