

Leewood Homeowners Association
General Board Meeting
August 11th 2020
Phillips School Library, 7010 Braddock Road, Annadale, VA
(Meeting held on “Go To Meeting” platform due to the COVID-19 pandemic)

Board: Khaleaph Luis (KL), Patricia Willingham (PW), King Chu (KC), Noble William Rubenstein (NR), Gideon Abebe (GA)

ARC/Consultant: N/A

Sentry/Community Manager: Angela Weed (CM/AW)

Homeowners present: Four homeowners were present for this meeting.

The meeting convened with a full quorum (via online) at 7:05 PM.

I: Call to order - The president called the meeting to order.

- The Meeting Agenda is approved.
- The president stated for the record: *“Notification of this meeting held August 11th, 2020 was provided contemporaneously to the members with the notice provided to the board and using the best available method given the nature of the emergency, that being email.”*
- The president stated for the record: *“This meeting is being held in a virtual meeting forum using the GoToMeeting platform due to the COVID-19 pandemic and the minutes of this meeting will be distributed to the membership by email in compliance with Budget Bill Amendment 29.”*

II: Homeowners concerns:

- All homeowners were present for the duration of the meeting and no questions were asked.

III: Approval of Minutes:

- Bill motioned to approve the minutes for July 2020. PW seconded and approved (approved 5-0).

IV: Financial/Treasurer report/summary:

- Bill gave the financial report.
- Bill: There will be no CD maturities until May of 2021 and we have made the investments that were recommended at the July meeting.

V: Board reports:

Manager’s report

- The president stated: “The President motions to ratify the following email approvals made since last meeting held July 14, 2020: NO EMAIL APPROVALS SINCE LAST MEETING”
- Manager read actions taken since last meeting.
- CM has engaged CroppMetcalf to come on site and assess the entire property for rodent eradication as opposed to the targeted section near Bradwood (scheduled for 7/28).
- CM will attempt to finish Bradgen Ct. for violations/ARC issues in August.

- CM was directed by the board to trim the tree near the main sign (near Backlick and Leestone) before the solar lights are installed or replaced. CM will double check the tree-work list and will add to the list if it does not exist.

VI: Old Business:

Drainage

- PW suggested to speak to LT and Greg, to see what our priorities are and concurrently look at what our budget will allow us to do.
- The board agrees that we should engage with Greg as our engineer for the drainage issues.

VII: New Business:

Changes to the Covenant

- The president wanted to explore the next step for possible amendments to the Covenant. The president would like to tackle smaller issues or one issue at a time so that we can move ahead gradually. The president would like to begin to engage our lawyers to get the language of the declaration for Trash, Fines, Parking, and ARC.
- CM requests that preliminary specific language under Trash, Fines, Parking, and ARC (advised to also pull language from our governing documents) to be put together offline and then sent to the CM for review.

VIII: Executive Session

- KL motioned to move into executive session. PW seconded, approved (5-0).

KL motioned to end the meeting. Everyone seconded.

The meeting adjourned at 8:48 PM

Signature

Date