

Leewood Homeowners Association
General Board Meeting
July 14th 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:

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

The meeting convened with a full quorum (via online) at 7:19 PM.

I: Call to order - KL called the meeting to order and performed roll call for participants. (The participants had intermittent connection issues throughout the meeting).

- The Meeting Agenda is approved.
- KL stated for the record: notification of this meeting held June 9, 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.

II: Homeowners concerns:

- Homeowner 1: Any actions related to the stump removal? Ask the board if there are any updates for the common area/walking path for water management. Homeowner 1 was also asking in place for another homeowner (homeowner 2) updates on pest control. Homeowner 2 wanted to continue pest control for the whole community and whether pest control can be added as a line item to our budget. In regards to the tot lot issue, Homeowner 1 volunteered to compile and consolidate current community requests for the tot lot (to present to the board at a later time).
- KL: Pest control will be addressed later in the meeting. The drainage issues/area in the community is being looked at. We (the board) are looking at what the available solutions are in terms of the big picture for the entire community. This is a community wide issue and not a homeowner specific issue. The board is looking to address the broader community wide drainage issue instead of trying to solve issues at each individual home.
- AW: A pathway (paved or otherwise) could not be established specifically for one home or a few homes unless it is also established in the same manner throughout the whole community. LT (Leona) had noted the photos provided showed the area immediately after a rain. Engineers cannot assess the area unless it is after 48 hours. This issue is not quite resolvable at this stage. Drainage is the next major issue in the community. The tree is on the list so that will be addressed.
- KL: Regarding the Tot lot, please send an official notice/statement to the board that folks are interested in a tot lot (Homeowner 1 volunteered to gather feedback and requests to present to the board).

III: Approval of Minutes:

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

IV: Financial/Treasurer report/summary:

- NR gave the financial report.
- NR recommends fixed income buys of \$15k iShares Core US Aggregate Bond (AGG) and \$15k iShares Agency Bond (AGZ).
- Bill recommends Equity income buys of \$13k Vanguard 500 Index (VFIAX).
- PW motioned to move the money to the funds that NR recommended. KC seconded (approved 5-0).

V: Board reports:

Manager's report

- CM read actions taken since last meeting
- CM read the ARC actions taken since last meeting
- Regarding watering the community plants: ProGrounds quoted \$160 initial fee and \$80/hr and it is 2 hours minimum. KL: Proposed to have an allotted amount of money and distribute that accordingly over the season. CM was tasked to find out how much watering we can get for \$500..
- Manager reviewed upcoming calendar items/Board terms/contract expirations of note
- Manager invites the Board to ratify email approvals since last meeting by motion and vote.
- President stated: The President motions to ratify the following email approvals made since last meeting held June 9, 2020:
 - 1. On 6.29.2020 the Board unanimously voted to engage Fastsigns for 350 trash information magnets at a total cost of \$569.53
 - 2. On 7.6.2020 the Board unanimously voted to engage Professional Grounds to complete the tree work outlined on proposal 45079 to a total value of \$7270.00 and 43652 to a total value of \$831.99

VI: Community Report ARC:

Leona (via E-mail)

- The contractor had a family emergency, so our meeting to review the concrete work has been moved to tomorrow. We will identify the \$5,000 of concrete work and are also performing estimates for homeowners that have requested them.
- Fairfax County got back to me (LT) and confirmed that the water valves are fine (none covered in error).
- Once we identify the sidewalks, then the contractor and concrete subcontractor can schedule when the final work is to be completed.

VII: Old Business:

Pest

- KL: Community is asking for an update on what would increase in services look like? We should probably bring Tim back out and ask what an upgrade in services look like and get a new quote? Does he see more burrows than he did two months ago. What are the updates to the bait boxes? Has he caught any?
- CM: Contractor reported that there is ‘activity’ at the bait boxes. There are no new burrows as of the last report.
- KL directed CM to have CroppMetcalf come on site again to re-evaluate possible new pest activities in the community.

Parking:

- KL proposed that vehicles in the community should register with the board/CM and therefore we can check to see if a vehicle in question is part of the community or not.
- CM: Our current governing docs does not mention this as a requirement and this also brings up the ongoing issue of amending our governing docs (which would require majority homeowner participation).

VIII: Executive Session

- KL motioned to move into executive session.

PW motioned to end the meeting.

The meeting adjourned at 9:16 PM

Signature

Date