

Leewood Homeowners Association
General Board Meeting
September 8th 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: One homeowner was present towards the end of the meeting.

The meeting convened with a full quorum (via online) at 7:10 PM.

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

- The Meeting Agenda is approved.
- 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.”*
- The president stated for the record: *“Notification of this meeting held September 8th, 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:

- All homeowner(s) were present for the duration of the meeting and no questions were asked.

III: Approval of Minutes:

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

IV: Financial/Treasurer report/summary:

- Bill gave the financial report.
- There will be no CD maturities until May of 2021 and we have made the investments that were recommended at the August meeting.
- Bill will have a budget for 2021 in the coming weeks.

V: Board reports:

Manager’s report

- The president stated: “The Board ratifies the following email approvals made since last
- meeting held August 11, 2020: THERE WERE NO EMAIL APPROVALS SINCE LAST MEETING”
- Manager read actions taken since last meeting.

- CM went over the new landmark case law concerning homeowner associations.

Landscaping

- The board motioned to accept the 2020-2021 Professional Grounds snow contract as written (NR motioned, PW seconded 5-0).
- 2 diseased trees behind 7062 Leestone St. 1 of the trees have tent worms but seems ok but the other is a dead ash tree and quoted removal/cut down for \$350.
 - PW motioned to spend \$350 to cut and remove Ash tree behind 7062 Leestone St, KC seconded (5-0).
- Pro Grounds is also coming on trash days. CM will reiterate that they do not come on site during trash days.
- The board discussed pesticide spraying and CM will follow up with ProGrounds to notify the resident ahead of time.

Drainage

- Greg to send 2 sample drainage reports. He recommends map. Price for phase I is \$3,000-\$4,000. Phase I is preliminary triage -look at everything or just areas we choose. Map will identify areas, proposed fix(es), recommendation on prioritization, and estimated costs. CM recommends approval of Phase I.
 - PW motioned to approve a maximum amount to CAE, up to \$4000, for Phase I (NR seconded).
 - PW: Is Braddock Mews HOA contributing to the drainage (in what way). CM we are still figuring out a way to share responsibility. The last time they did not have enough money (in their reserves) to pay for their projects.
- Phase II is hourly for a number of reasons. Some recommendations may not require any additional engineering time. For others, we may need specs/plan, RFP, project management, inspection of completed work. Greg can add a percentage for these soft costs to the costs identified in Phase I, but it would all depend on how much engineer is asked to do in Phase II, how the work is organized, when the work is done, etc.

VI: Old Business:

Changes to the Covenant/Declaration

- CM and the board discussed possible changes to the covenant/declaration and the efforts involved.
- CM and the board reviewed the possible changes and discussed matters such as parking and trash. Declaration should have specific language such as fines and added to assessment.
- CM and PW suggested to review our declaration and VA laws to draw on possible languages/draft for review by our lawyer.

VII: Executive Session

- KL motioned to move into executive session at 8:52 PM. PW seconded, approved (5-0).
- KL motioned to end the executive session at 8:59PM, KC seconded.

VIII: Pest

- CM: Unresponsive from CroppMetcalf about updates and they have not sent a proposal for the neighborhood. CM will attempt to explore other vendors.

PW motioned to adjourn the meeting. Everyone seconded.

The meeting adjourned at 9:00 PM

Signature

Date