

MINUTES OF THE BOARD OF DIRECTORS MEETING

PARKFAIRFAX CONDOMINIUM

August 21, 2019

3360 Gunston Road:

Alexandria, VA 22030

ATTENDANCE:

Directors Present: Scott Buchanan, President, Susan Cox, Vice President; Rich Moha, Secretary; Kathy Schramek, Treasurer; Robin Woods, Dan Courtney, Nick Soto, James Konkel and Maria Wildes, Directors.

Others Present: Mark Miller, General Manager; Dana Cross, Assistant General Manager/Covenants Director; and Donna Young, Recording Secretary

CALL TO ORDER:

President Buchanan called the meeting to order at 7:01 p.m.; and welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

- (R) **MOVED by Ms. Cox, SECONDED by Mr. Courtney, to approve the agenda as amended. The motion passed (9-0-0). Mr. Moha abstained.**

POLICE REPORT:

Officer Fromm reported that on August 7, 2019, in the 3700 block of Lions Lane a car was broken into and a jack was stolen; on August 17, 2019 in the 3200 block of Gunston Road, some figurines were broken on the back patio and the patio string lights were cut. Officer Fromm reported that there were 95 calls for service on the property last month, to include 53 traffic stops where summons was issued. Officer Fromm also reported that two of the incidents were Driving While Intoxicated (DWI). Officer Fromm shared that misdemeanor offenses must take place in the officer's presence for an arrest to be made.

APPROVAL OF THE JULY 17, 2019, BOARD MEETING MINUTES:

- (R) **MOVED by Mr. Soto, SECONDED by Ms. Cox, to approve the July 17, 2019, Board Meeting Minutes as amended. The motion passed unanimously (9-0-0).**

RESIDENTS FORUM:

Homeowner (Holly Birch) 3630 Gunston Road, (accompanied by Mr. Nathan Davis) requested that the Board act on behalf of the Parkfairfax Activities Committee and Events. Ms. Birch stated that no fundraising no political campaigning and no organized sales should take place at any Parkfairfax event. Ms. Birch also stated that she had come before the Board regarding this matter in April of 2019 and no action was taken. Ms. Birch requested that the Board prohibit campaigning, fundraising and/or sales of any kind at any Parkfairfax event. After further discussion the Board requested that Ms. Birch provide Management with a something in writing and this item will be placed on the September 18, 2019 Board meeting agenda for discussion.

Homeowner Anna Fernezian stated she wanted to say “Thank You So Much” for fixing the entire hillside; it looks great and she really appreciates it. Ms. Fernezian also stated no solicitation should be allowed at any sponsored Parkfairfax event.

REPORTS:

Recreation Committee: Mr. Soto reported that the Recreation Committee will be meeting in September 2019.

Landscape Committee: Ms. Schramek reported that the Landscape Committee will be meeting tomorrow night (August 22, 2019).

Covenants Committee: Mr. Courtney reported that the Covenants Committee met on August 20, 2019; the meeting was over two hours long. The meeting consisted of detailed discussions regarding HVAC matters and doggie matters.

Activities Committee: Ms. Cox reported the committee is in the process of developing new ideas/events. Ms. Cox also stated that the committee is revisiting the idea of the chili cookoff and the doggie dip; both events have been a big hit.

Capital Improvements: Mr. Buchanan reported that the Capital Improvement Plan and Initial Ideas have been distributed to the Committee Chairs and that he is awaiting their feedback to provide an update at the September 18, 2019 Board meeting.

Buildings & Utilities: Mr. Konkel provided an update regarding the updated HVAC specification process. He shared that the documents/specifications need to be edited. Ms. Wildes recommended placing this item on the September 18, 2019 Board meeting agenda for Discussion. The Board concurred.

Mr. Buchanan placed a request before the Board to modify the Agenda to add the discussion/decision of “**Settlement Offers on Pending Litigation**”. Hearing no objections from the Board; this matter was added to the Agenda under “**Executive Session**”.

MATTERS FOR BOARD DECISION:

April 2019 Reserve Expenditures:

- (R) **MOVED by Mr. Buchanan, SECONDED by Ms. Cox, to approve the April 2019 Reserve Expenditures, accepting \$1,519 in line item 6.021, bringing the total amount to \$212,691.26, with funds to come from GL 9901.015, Reserve Expenditures. The motion passed (7-1-1). Ms. Wildes opposed. Mr. Moha abstained.**

May 2019 Reserve Expenditures:

- (R) **MOVED by Mr. Soto, SECONDED by Ms. Cox, to approve the May 2019 Reserve Expenditures, in the amount of \$256,429.78, with funds to come from GL 9901.015, Reserve Expenditures. The motion passed (7-1-1). Ms. Wildes opposed. Mr. Moha abstained.**

July 2019 Reserve Expenditures:

- (R) **MOVED by Mr. Soto, SECONDED by Ms. Schramek, to approve the July 2019 Reserve Expenditures, in the amount of \$495,507.07, with funds to come from GL 9901.015, Reserve Expenditures. The motion passed (7-2-0). Ms. Wildes and Mr. Moha opposed**

Additional Pet Application – 3213 Gunston Road:

- (R) **Motion tabled until all application requirements are met.**

Additional Pet Application – 1621 Preston Road:

- (R) **MOVED by Mr. Soto, SECONDED by Ms. Cox, to approve an additional pet at 1621 Preston Road. The motion passed unanimously (9-0-0).**

Pet Policy Revisions:

- (R) **MOVED by Ms. Cox, SECONDED by Mr. Soto, to approve the amended Policy Resolution #7 Pet Policy – Option #1. The motion passed (7-0-2). Ms. Wildes and Mr. Moha abstained.**

MATTERS FOR BOARD DISCUSSION:

ORC/VDOT TransUrban Sound Wall F2 Compensation Offer Discussion: Mr. Randy Fredland with ORC/VDOT came before the Board to address any questions and/or concerns regarding the Sound Wall project as well as the Compensation Offer. After further discussion the Board requested additional information from Mr. Fredland that will assist with further discussion and/or a possible decision at the September 18, 2019 Board meeting. Mr. Bob Gronenberg provided

additional information regarding the matter and shared that VDOT has volunteered to come and brief the Board to include addressing any questions and/or concerns; the Board had no objection. Mr. Buchanan requested that any all questions to be addressed with legal counsel be provided to him via email; he will compile a master list to provide to counsel.

Labor Attorney: Joy C. Einstein, Esquire was before the Board to address the subject matter of Parkfairfax Employees' Collective Bargaining Agreement that expires on May 31, 2020. After further discussion, Mr. Buchanan stated that the Board will revisit the matter at the September 18, 2019 Board meeting during Executive Session, to develop items that may need negotiating,

Standard Air Conditioner Leak Prevention: Mr. Konkel provided an overview of the matter. The Board discussed the matter and recommended updating the specifications. The matter will be revisited at a later time.

Solicitation at Activity Events: The Board revisited the matter. Ms. Cox shared that she agrees with having Ms. Birch and Mr. Davis re-write (AR#2 or AR#4) addressing solicitation or draft new language for Board consideration.

Damage to Patio Border: The Board considered the matter and the Board consensus is to not place this matter on further agendas.

Reimbursement Request – 3513 Valley Drive: Due to time constraints, the matter was tabled and will be revisited at the September 18, 2019 Board meeting.

MATTERS FOR BOARD INFORMATION:

Manager & Maintenance Reports: Mr. Miller provided Management and Maintenance updates to the Board for the month of July 2019.

September 18, 2019 Agenda Items: The Board discussed next month's agenda items. President Buchanan reminded the Board to submit any agenda items prior to the September 18, 2019 Board meeting.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- R) MOVED by Mr. Soto, SECONDED by Mr. Moha, to recess Open Session at 9:20 p.m., and convene in Executive Session to discuss personnel, legal, or contractual matters, as permitted by subsection (C) of Section 55-79.75 of the Code of Virginia. The motion passed (8-0-0). Ms. Woods was absent from the vote.**

MOTION TO MOVE INTO OPEN SESSION:

- R) MOVED by Ms. Cox, SECONDED by Mr. Moha, to recess the Executive Session and reconvene in Open Session 9:28 p.m. The motion passed unanimously (9-0-0).**

ADJOURNMENT:

- (R) MOVED by Mr. Buchanan SECONDED by Ms. Cox, to adjourn the August 21, 2019, Board meeting at 9:29 p.m. The motion passed unanimously (9-0-0).**

**The next Parkfairfax Board of Directors meeting will be held on
September 18, 2019 @ 7:00 p.m.**