

MINUTES OF THE BOARD OF DIRECTORS MEETING

PARKFAIRFAX CONDOMINIUM

January 15, 2020

3360 Gunston Road:

Alexandria, VA 22030

ATTENDANCE:

Directors Present: Scott Buchanan, President; Susan Cox, Vice President; Nick Soto, Secretary; Kathy Schramek, Treasurer; Robin Woods, Dan Courtney, 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 7:02 p.m.; and welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

- (R) MOVED by Mr. Soto, SECONDED by Ms. Cox, to approve the agenda as amended. The motion passed unanimously (7-0-0).**

POLICE REPORT:

Officer Fromm stated that he had no crime to report for the Month of December 2019. Officer Fromm shared there was an incident where some dogs were playing in the open area behind Holmes Lane and Martha Custis and Valley; Officer Fromm stated he spoke with two of the three dog owners regarding not having the dogs on a leash. Officer Fromm reported he will check the Bathrooms more frequently at the tennis courts. He shared that he talked with Mr. Miller regarding ways to deter people from hanging in that area.

APPROVAL OF THE DECEMBER 18, 2019, BOARD MEETING MINUTES:

- (R) MOVED by Ms. Schramek, SECONDED by Mr. Courtney, to approve the December 18, 2019, Board Meeting Minutes as presented. The motion passed (6-0-1). Ms. Wildes abstained.**

RESIDENTS FORUM:

Mr. John Lisanick asked that it be entered into the record that Ms. Wildes made a comment that “**she has seen budgets passed on a 4-3-1 vote**”. Ms. Wildes confirmed that statement by responding “**Yes**”. Mr. Lisanick revisited the matter of the denial of his covenants (patio) matter raising further concerns regarding the vote. Mr. Lisanick asked the Board to reconsider their decision and vote yes for him to keep the patio.

Ellen Averbach, the neighbor of Mr. Lisanick, stated her opinion regarding the Board’s vote on the patio matter.

Sonja Bensen (1009 Beverly Drive) referenced a letter she submitted to the Board regarding the Covenants Committee’s non-compliance of the approval process outlined in the Gates, Arbors and Trellises Specifications. She shared her recommendations regarding what can be done as a community to ensure that specifications are followed. Ms. Bensen also shared that she would like to thank Management for their consideration of the community. She also thanked all the hardworking volunteers in the community.

COMMITTEE REPORTS:

Covenants Committee: Provided minutes from their Covenants meeting dated November 12, 2019.

Activities Committee: Ms. Cox reported that the Chili Cook-off has been rescheduled for March 21, 2020, to allow participants more time to sign up; Ms. Cox asked the Board to please sign up.

[Mr. James Konkel joined the Board meeting via conference call at 7:26 p.m., bringing the number of Board members to eight.]

MATTERS FOR BOARD DECISION:

December 2019 Reserve Expenditures:

- (R) **MOVED** by Ms. Cox, **SECONDED** by Ms. Schramek, to approve the **December 2019 Reserve Expenditures, in the amount of \$111,869.47 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed (7-1-0). Ms. Wildes opposed.**

Additional Pet Application – 3235 Martha Custis Drive:

- (R) **MOVED** by Mr. Courtney, **SECONDED** by Ms. Cox, to approve an **additional pet at 3235 Martha Custis Drive. The motion passed unanimously (8-0-0).**

Retaining Wall/Patio Hearing – 3442 Gunston Road:

- (R) **MOVED by Ms. Schramek, SECONDED by Mr. Courtney, that the dimensions of the patio in question be scaled down to match the side patio of the approved neighbor. The motion passed (5-1-2). Mr. Buchanan opposed. Ms. Wildes and Mr. Konkel abstained.**

NOTE: The retaining wall was not part of the application when it was turned in; this motion does not speak to the currently installed retaining wall, which means the retaining wall remains in violation.

MATTERS FOR BOARD DISCUSSION:

2019 Draft Audit: Mr. Miller provided the Board an update. Mr. Miller stated that Parkfairfax will be the subject of a new state-of-the-art reserve study. Mr. Miller provided recommendations regarding the audit. Mr. Buchanan requested that the Board review the draft audit and provide any questions/concerns and/or input for consideration to Mr. Miller to be submitted to the auditor in final draft.

Garden Appeal – 3101 Martha Custis Drive:

- (R) **MOVED by Ms. Wildes, SECONDED by Mr. Soto, to approve to schedule a hearing on February 19, 2020 at 6:30 p.m., in relation to the Covenants Committee’s decision to deny the existing garden at 3101 Martha Custis Drive. The motion passed (7-0-1). Mr. Konkel abstained.**

Letter to the Board – 1009 Beverly Drive: Homeowner Sonja Bensen submitted a letter stating her concerns regarding the Covenants Committee’s non-compliance of the approval process outlined in the Gates, Arbors and Trellises Specifications. Mr. Courtney provided some background on the matter. The Board discussed the specifications and concluded that Ms. Kathy Schramek will update the specifications relative to what the Board discussed in the matter.

Rear Fencing – 3107 & 3109 Valley Drive: Mr. Miller provided the Board an overview of the matter. The Board discussed the matter and agreed to decline to hear the request.

MATTERS FOR BOARD INFORMATION:

Manager & Maintenance Reports: Mr. Miller provided Management and Maintenance updates to the Board for the month of December 2019. Mr. Miller provided an update to the Board regarding the sewer leak behind Building #734; the matter has been addressed.

February 19, 2020 Agenda Items: The Board discussed next month’s agenda items. President Buchanan reminded the Board to submit any agenda items prior to the February 19, 2020 Board meeting.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- R) **MOVED** by Mr. Soto, **SECONDED** by Mr. Courtney, to recess Open Session at 8:48 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 unanimously (8-0-0).

MOTION TO LEAVE EXECUTIVE SESSION:

- R) **MOVED** by Mr. Soto, **SECONDED** by Ms. Cox, to leave Executive Session at 9:20 p.m. The motion passed unanimously (8-0-0).

MOTION TO ADJOURN:

- R) **MOVED** by Mr. Buchanan, **SECONDED** by Ms. Cox, to adjourn January 15, 2020 Board meeting at 9:21 p.m. The motion passed unanimously (8-0-0).

Meeting Adjourned at 9:21 p.m.