

<p>MINUTES OF THE FOREST HILL NEIGHBORHOOD ASSOCIATION SPECIAL MEETING, August 12, 2008</p>	<p>Held at Forest Hill Presbyterian Church 4401 Forest Hill Avenue, Richmond, Virginia ----- Minutes taken by FHNA Secretary Vicky Hamrick</p>
<p>WELCOME</p>	<p>This special meeting was opened by Grace LeRose, President, at 7:13 p.m., with welcoming remarks. This meeting was called to discuss neighbor complaints about incidents occurring at the Parkway Apartments located at 1207-1209 West 47th Street. Grace elaborated that complaints stemmed from tenant or visitor behavior ranging from loud music to indecent behavior to drug use and dealing to verbal and physical assault on neighboring homeowners. In addition, poor conditions and garbage have attracted vermin.</p>
<p>ALSO IN ATTENDANCE</p>	<ul style="list-style-type: none"> • Geoff Hensley, Co-partner in Nobul Properties and manager of Parkway Apartments; • Alex Taylor, Community Assisted Public Safety (CAPS) Prosecutor for the Commonwealth’s Attorney’s office; • Major John Cohane, RPD; • Officer Cooper, RPD; • Kathy Graziano, City Council, and David Hathcock; • Wilson Washington, CEO RVHA; <i>(not sure about this)</i> • Forest Hill Neighborhood Association Board Members; • Various residents of Parkway Apartments; • Various homeowners from 1200 block, West 47th Street; • Other residents of Forest Hill; • Media and others.
<p>Mr. Hensley spoke first, and started with a brief history of Nobul Properties and then of the building itself. He explained their future plan to turn the building into high-end condos when financially feasible, but that the downturn in the real estate market and numerous unforeseen expenses have stalled their plans. Currently, the building is occupied by disadvantaged but independent tenants from a wide variety of backgrounds who are required by Nobul Properties to be “five years clean” of drugs, felonies, and violent behavior.</p>	
<p>Mr. Hensley discussed the two major challenges of communication and finances, but reported progress in that five problem tenants had been evicted since 7/1/2008, and that a sixth was pending by the end of the month. He advised that he has made some repairs and he is in the process of obtaining the proper permits to make various other repairs. Furthermore, he advised he had received no complaints for the previous two weeks, and had experienced no vandalism for the previous one and a half weeks. He stated tenants appeared happier.</p>	
<p>Mr. Hensley welcomed continued feedback from neighbors to help maintain progress.</p>	
<p>Grace LeRose asked several questions regarding lease, maintenance, and management issues. Alex Taylor read the list of infractions discovered upon investigation by his team, including an intern, Officer Cooper, and CAPS personnel. Officer Cooper also advised that a zoning review has been scheduled.</p>	

Various homeowners offered personal accounts of the unsightly or illegal behavior they had witnessed and the affect on their quality of life, including personal safety.

Various tenants expressed concerns that they are misunderstood by neighboring homeowners and are equally disagreeable to the illegal activities and safety issues.

Grace LeRose closed the meeting by thanking everyone for coming and by holding Mr. Hensley to his commitment to resolve all violations and complaints. She also reminded neighbors to continue to notify Mr. Hensley of problems.

MEETING ADJOURNED

Approximately 8:45 p.m.