

NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – February 2, 2011  
Minutes of the Meeting

At 7:00 pm President Sarah Jernigan called the meeting to order. Other board members present were Vice President John Nolan, Treasurer Louise Whitt, Secretary Mike Smith, and Director Kirk Brustman.

#### APPROVAL OF MINUTES

Vice President Nolan made a motion to accept the minutes of the January 5, 2011 meeting. Treasurer Whitt seconded the motion. The vote was 5-0 in favor.

#### HEARINGS

Lots 290 and 539 were not in attendance for trash violation hearings. Lot 421 was in attendance for a trash violation and spoke to the board.

#### COMMUNITY FORUM

A resident was present to discuss concerns regarding the towing of a car on Christmas Eve for expired tags. She believed suspending towing on Christmas Eve had previously been approved.

Another resident was present to discuss concerns regarding an ongoing water drainage problem and presented additional quotes to the Board.

#### COMMITTEE/BUSINESS REPORTS

##### Treasurer's Report

Treasurer Whitt had nothing to report other than items to be discussed later in the meeting.

##### Planning and Development, Lou Tobat

A concern was expressed about snow being piled up, blocking mailboxes, on Kitchener. The renovated Byrd library in Springfield is open. It has a meeting room that can be booked up to three months in advance. Non profit organizations can use it. Nothing more has been heard on a possible extension of Barta Road. There was discussion on a sign that has been added to the Parkway indicating where to turn for Ft. Belovir North. This is for the Geospatial Building.

##### Community Manager Report, Lori Randall

The CM was on vacation but provided a written report to the board as follows:

- *General*
  1. *NCA Vehicle Tickets: 1*
  2. *Disclosure inspection(s): 0*
  3. *New Violation letters: TRASH (2), RULES (5), ARCHITECTURAL (2).*
  4. *Exterior Project Requests: 2*
  5. *Completed Notary application and have been certified. Need to order stamp.*
  6. *Burke and Herbert account forms completed and account opened and signature cards turned in.*
  7. *Met Board members at pool on January 8<sup>th</sup> to review reserve maintenance work.*
  8. *Board meeting on January 20<sup>th</sup> to discuss delinquent assessment accounts and reserve maintenance work.*
  9. *Met with painting contractors for pool house and pool fence*
  10. *Met with electrician for additional lights at pool house*
  11. *Snow on January 26<sup>th</sup>. Plows were called.*

- *Complaints/Issues*

1. *Resident was confrontational towards Community Manager. 911 was called.*
2. *Renter on Moline has parties that over 100 people show up to every weekend with fighting in the streets. Police are called and sometimes with no response. Wants it reported to the owner that these people are a nuisance to the community.*
3. *Christmas trees were not picked up on the 2<sup>nd</sup> Wednesday in January. Pick up occurred on Friday.*
4. *Renter on LeMoyne leaves boxes and personal items in front yard and fills back yard. Letter sent.*
5. *Moline is becoming a very unpleasant street to live on. Someone hit their parked car Saturday night. Police were called. Petition to Board on helping with situation.*
6. *Snow plows push snow over drains.*

The Board discussed the issues on Moline and has sent a letter to the owner. The residents in that area must be persistent with calling the police on all concerns.

## GENERAL BUSINESS

There is a problem with trash cans being stored in front of single family homes.

At 7:53 PM the board went into executive session to discuss trash violations, a motorcycle cover, delinquency policy revisions and outstanding delinquencies. A resident came to express concerns regarding a motorcycle cover. The board suspended executive session to allow the resident to speak and then returned to executive session. The board returned to open session at 9:15 PM.

The Board discussed two delinquent accounts regarding write off or transferring accounts to the collections attorney. The Board has additional questions on these accounts.

The issue of a motorcycle cover in a town home parking space will be tabled until the March meeting.

The Board discussed the recommended changes to the NCA Delinquent Assessment Policy.

The Board discussed the drainage concern of a resident on Durer.

Regarding lot 539 Vice President Nolan made a motion to assess \$50 for an early trash violation. Secretary Smith seconded. The vote was 5 yes.

Regarding lot 290 Vice President Nolan made a motion to assess \$50 for an early trash violation. Treasurer Whitt seconded the motion. The vote was 5 yes.

Regarding lot 421 Treasurer Whitt made a motion to assess \$125 for the cost to NCA for removal of construction debris. Director Brustman seconded the motion. The vote was 5 yes. Secretary Smith made a motion to waive an assessment for an early trash violation. Vice President Nolan seconded the motion. The vote was 4 yes and 1 no.

The meeting adjourned at 9:31 pm.