

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – March 6, 2013
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:00 pm President Jernigan called the meeting to order. Board members present were President Sara Jernigan, Vice President Mike Smith, Secretary Beth Rodriguez, Treasurer Louise Whitt and Director Matt Reid.

APPROVAL OF MINUTES

Treasurer Whitt felt some items discussed were not included in the minutes. Specifically, that the minutes provide too much information on hearings which is a contradiction of the VA POA and discussion on the collection attorney accepting credit cards for payment of assessments. The board discussed 55-510.1 of the VA POA and their interpretation of “motion or other action which shall have its substance reasonably identified in the open meeting.” Director Reid made a motion that going forward the minutes will reflect lot numbers but not details of residents’ defenses of rule violations. Secretary Rodriguez seconded the motion. Vote: 3 yes, 2 no. Motion passes. Secretary Rodriguez made a motion to accept the minutes of the February 6, 2013 meeting as written with amendments. Vice President Smith seconded the motion. Vote: 3 yes, 1 no, 1 abstain. Motion passes.

RESIDENT’S OPPORTUNITY FOR A HEARING ON RULES VIOLATIONS

President Jernigan explained the process for hearings to those in attendance. Lots 444 and 165 were not in attendance for trash violations. Lot 80 was in attendance for a trash violation and Lot 602 was in attendance for a rule violation. Lot 119 was in attendance to appeal the decision of the Board at the last meeting.

COMMUNITY FORUM

Vice President Smith passed on that a previous resident visiting the area commented on how the neighborhood looked fantastic.

COMMITTEE/BUSINESS REPORTS

Treasurers Report, Louise Whitt

Treasurer Whitt had no report.

Maintenance Committee, Lori Randall

Lori and Sarah presented the Board with a spreadsheet showing their recommendations for maintenance projects in 2013. The Board agreed to pursue the following reserve funded projects in 2013; path renovation including two stream crossings, pool parking lot crack fill and sealcoat, replacing some tot lot equipment (mainly swings), purchasing a pool cover, and asphalt renovation on Red Ash Court and the lower end of Matisse Way.

President Jernigan made a motion to spend the \$9,000 in operation’s common grounds improvement line toward the beautification of the entrance monument on DeLong Drive. Director Reid seconded the motion. Vote: 5 yes.

Community Manager (CM) Report, Lori Randall

General

- *NCA Vehicle Tickets:*
- *Disclosure inspection(s): 7770 Euclid, 8533 Gwynedd, 8527 Jenner, 8304 Cushing*

- *Exterior Project Requests: 2*
- *Contacted three playground companies. One response/meeting. No Follow up.*
- *Electrical problem with three lamp posts out at pool. – Completed.*
- *Final bill with Tibbs reviewed and discussed.*

Resident Complaints/Issues/Comments

- *Bamboo in neighbor's garden. Bamboo tears up sidewalks, streets and water lines.*
- *A resident noted several architectural violations in the community and was encouraged to continue to share what they see.*

BOARD EMAIL VOTES

An email vote was conducted to accept a proposal to replace conduit at the pool where three lamp posts were out. Not all participated in the vote and simultaneously a new proposal came in \$600 less than the one the subject of the email vote. The CM contracted with the less expensive electrician but expressed her concerns with not using the more professional choice.

GENERAL BUSINESS – Old

Path RFP –Secretary Rodriguez made a motion to put the RFP out for bid. Director Reid seconded the motion. Vote: 5 yes.

GENERAL BUSINESS – New

Compliance with State Statutes – Treasurer Whitt expressed concern that NCA was not in conformance with Virginia POA 555-516.B. The Board discussed that section and there were two opposing interpretations. Director Reid made a motion to ask the collection's attorney for an understanding of that paragraph. Secretary Rodriguez seconded the motion. Vote 4 yes. 1 no. Motion passes.

There was extensive discussion on the status of delinquent accounts. It was agreed that the discussion was tabled until May.

The Board convened to Executive Session to discuss rule violation hearings at 9:05 pm and returned at 9:10 pm.

Regarding Lot 119, President Jernigan made a motion to uphold it's vote last month. Vice President Smith seconded the motion. Vote: 5 yes.

Regarding Lot 444 and 165 and their hearings on trash violations, President Jernigan made a motion to assess the residents \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 5 yes.

Regarding Lot 80 and their hearing on a trash violation, Secretary Rodriguez made a motion to waive any charges. Vice President Smith seconded the motion. Vote: 5 yes.

Regarding Lot 602 and their hearing on a rule violation, Vice President Smith made a motion to assess \$50 for the rule violation. Vote: 5 yes.

Secretary Rodriguez made a motion to adjourn the meeting at 9:18 pm. Director Reid seconded the

motion. Vote: 5 yes.