

NCA BOARD OF DIRECTORS' PROPOSED MEETING MINUTES

July 5, 2007

NCA Meeting Room — Pool House

Meeting started at 7:00 pm. President Woodrow Dick presided. Board members in attendance included Vice President Liz Carroll, Treasurer John Nagel, and Director Chip Catherine. Secretary Al Roy, Director John Nolan, and Director Armand Boyd were not in attendance.

COMMUNITY FORUM

A resident in the community, who has recently put his home up for sale, had some concerns that he wanted the Board to be aware of. First, he was dissatisfied with the procedure for notifying homeowners of architectural violations. He didn't receive notice of a violation on his home until he recently requested a disclosure package. Second, he showed pictures of the work he did to alleviate his violations. He has seeded the front yard and rerouted the sump pump drain to the end of his property. To completely rectify the problems he thinks the Board will need to fix some of the grading issues on common grounds. Finally, he showed the Board pictures of areas of bare ground in our community. He feels NCA should be held to the same standards they enforce and some of these bare ground areas should be fixed. The resident has asked for a letter to be sent to the Accountant stating the violations have been corrected and any reference to these violations be removed from the disclosure package. President Dick asked the Community Manager to make sure the letter is sent.

A resident wanted to appeal to the board that he does not have a tent in his parking space but a motorcycle cover. He stated that he has a very expensive motorcycle that needs to be covered and other motorcycle covers cause mildew. His neighbor has given him permission to use his spot. He stated that he had a conversation with President Dick in the past in which President Dick said he would like to get all motorcycles and jet skis out of the neighborhood. The resident believes this is why he is being asked to get rid of the cover. President Dick asked the Board if they thought he was behind this. The CM informed the Board that a resident in the community, other than a board member, brought the tent to the community office's attention.

The CM then followed up on the complaint. President Dick told the resident that the Board will discuss this issue later and get back to him.

A resident stated that he doesn't know who to contact when he has concerns. President Dick gave him the phone number of the community office. The CM mentioned that some people call but don't leave phone numbers for her to call them back. The resident has noticed some problems on the property. Many of the sign posts on Moline are rotting and bent. Kids play in the street and in the parking areas and he is concerned that they are going to damage cars or get hurt. President Dick let him know that there have been other complaints about the children on Moline and at least one address has been contacted about the issues. The resident would like to know who to contact for putting vehicles in the NCA parking lot. He was told to contact the community office.

APPROVAL OF MINUTES

Director Catherine made a motion to accept minutes of the June 12, 2007, Board of Directors meeting. Vice President Carroll seconded the motion. Vote: 4 (yes) – 0 (no).

PRESIDENT'S COMMENTS

President Dick said he didn't have anything planned but that he very much appreciated the resident who came to the meeting regarding their architectural violation. He appreciated how nice they were and how pleasantly they handled their concern with the violation and the effort to fix the problem.

GENERAL

A resident stopped into the meeting to inform the Board that there are about 20 guys using the ball field since he knew this was a concern of the Board. He was thanked and his information was appreciated.

Policy on Assessment of Charges – President Dick stated the Board has reviewed the revised Policy on Assessment of Charges making a change so that Class A infractions are given one warning per section of code that is violated instead of one warning for all Class A infractions. A resident asked what this was about and it was explained that the policy has been updated after much previous discussion and the Board was not ready for a final vote. Director Catherine made a motion to accept the Revised Policy on Assessment of Charges. Vice President Carroll seconded the motion. Vote: 4 (yes) – 0 (no).

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COMMON GROUNDS

Common Grounds Improvements – Secretary Roy was not in attendance but had prepared a list of the improvements recommended by our grounds contractor for a total of \$10,000 and then his recommendations from that list. The difference was Secretary Roy recommended not to do the \$5,000 work on the Brandeis embankment and instead replace a second mailbox landing and do a second island improvement with groundcover. President Dick mentioned that fixing holes on Marconi was technically a repair and a reserve item bringing the total improvements to \$6,300. Secretary Roy's recommendation is closer to the \$7,500 budget line for this work. Vice President Carroll made a motion to accept Secretary Roy's recommendations and Director Catherine seconded the motion. Vote: 4 (yes) – 0 (no).

Motorhome in RV lot – President Dick stated that this item would be discussed at the end of the meeting.

Pool – The CM stated that there are still problems at the pool with regards to trespassing. On the morning of July 4th, the guards came to the pool and the lock box was open and the front doors were open. President Dick asked the CM to contact the pool contractor to set up a meeting for discussing the key usage. He wants to discuss a system for keeping locks separate but we would need to talk to the contractor to find out who needs access. President Dick stated that the pool contractor has been responsive to concerns and they have trained at least two resident teenagers. The CM stated that a new pool Manager started this week and that hopefully there will be more consistency with rules enforcement. The CM thanked Director Catherine for his work on the pool picnic tables. Half of them have been done so far.

Gate/Fence Addition – President Dick explained that since the 2nd story of the pool house was built, the original gate was moved to go around the steps to the office. To prevent youngsters from accessing those steps there have been discussions about realigning the fence. Putting the fence back to its original location was considered but that would involve going through two gates to get to the pool. A second option was considered of adding a gate and fence in front of the steps that would only be opened when the office was open. The CM had gotten a quote to put in this gate and fence plus some

pool fence repairs of \$1850. Director Catherine mentioned how this could have a second benefit by addressing the concerns of security in the office. A buzzer could be added to the gate. President Dick stated that now that we know what youngsters are doing, it is NCA's responsibility to put a plan in place to deter further dangerous activities. Director Catherine made a motion to accept Alaska Fence's proposal for fence and gate work. Vice President Carroll seconded the motion. Vote: 3 (yes) – 1 (no).

FINANCE

President Dick spoke to the Board about the fact that NCA paid to have a reserve study performed last year. The reserve analyst used information from our previous street engineers who information is now questionable. His question to the Board is should NCA get another reserve study done. The previous street consultant estimated the cost to fix Moline Place at \$150,000. The current consultant has given the Board an estimate of \$190,000 to \$290,000. The current reserve study indicates that assessments should be increased as much as \$30 per quarter to cover the costs of future reserve expenses. Assessments were not increased last year as recommended in the reserve study and this will need to be addressed in this year's budget discussions. It was mentioned that a reserve study is required every five years but it is recommended every three to five. The CM mentioned that NCA could consult with the engineer to put together a maintenance plan for sidewalks and curbs, asphalt paths, etc and those estimates could be used to supplement the reserve plan. Most Board members agreed that NCA should wait and not do another reserve study at this time.

Director Catherine made a motion at 7:58 pm to adjourn to Executive session to discuss a probable cause vote for trash and trash cans in front of Lot 471, an appeal of a covenant violation of a tent in the parking lot and an appeal of the RV lot policy because of the size of the RV that does not fit entirely into a RV parking space. Vice President Carroll seconded the motion. Vote 4: (yes) 0 (no).

OPEN SESSION, 8:35 pm

Director Catherine made a motion that probable cause exists for Lot 471 to go to hearing. Vice President Carroll seconded the motion. Vote: 4 (yes) – 0 (no).

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Treasurer Nagel made a motion that the Bike Barn in the parking space of 7763 Brandeis is a violation of NCA Declaration of Covenants, Conditions and Restrictions, Article VIII, Section 17. Director Catherine seconded the motion. Vote: 4 (yes) – 0 (no).

Director Catherine made a motion to not waive the RV lot policy to accommodate a second vehicle per lot number. The CM mentioned that the resident has offered to keep only one vehicle in the RV lot. There was no second to the motion.

Director Catherine made a motion to deny the request to waive the RV size restriction. Treasurer Nagel seconded the motion. Vote: 4 (yes) – 0 (no).

A resident in attendance mentioned that about a month ago there was evidence that some ritualistic activities are reoccurring in the woods near the Godolphin path. Unlike the last time when an animal was burnt, this time the dead animal had not been burnt. The police were called and everyone should be aware this has occurred again.

Vice President Carroll asked if we could get increased patrols by the police. The CM mentioned that when all incidences are reported to the police the patrol officers are informed so that they are aware of problem areas. It was mentioned that kids playing with fire in the pool parking lot was reported to the police but perhaps the fire department should have been called instead.

Director Catherine mentioned there has been increased tagging activity around the Springfield Mall with the letters BBC. The CM mentioned we have increased tagging in our community as well. The LeMoyné lot also has some letters spray painted on it.

President Dick informed the Board that he has been in contact with the representative at Dominion to fix whatever lights are still a problem in the NCA community. The work will be done in three phases. Good lighting should make a difference in vandalism in the community.

Director Catherine made a motion to adjourn the meeting at 8:55 pm. Treasurer Nagel seconded the motion. Vote: 4 (yes) – 0 (no).

Squirrel Trails in Newington Station!

By John Morton

With all our trees, our community is a great place for a bird feeder. We have 23 different species regularly at ours. Another 10 show up occasionally. A spectacular one is the Pileated Woodpecker. Bigger than a crow, with a red flaming red top notch, it's almost identical to the recently thought to be extinct ivory billed. In addition to bird seed, add suet to attract woodpeckers. Go whole hog and add thistle seed for gold finches.

The problem: SQUIRRELS THINK BIRD SEED IS HAUTE CUISINE . A squirrel proof pole, (Wild Bird Store in Burke), keeps them out of the feeder. But birds spill so much seed; we have 6 to 8 squirrels eating seed on the ground. They come from the woods, under the shrubs, to the feeder, where they have worn two inch wide trails in the grass. Also, there's a weird deer that eats the bird seed!

CORRECTION NOTICE

TO ALL HOMEOWNERS:

I recently sent the Annual Meeting letter to all homeowner's. After the letters had been issued, I found three instances where I did not change '2006' to '2007'.

The letter should have been dated July 10, 2007. The regular meeting starts at 7:30 P.M. on August 9, 2007, and the next monthly Board meeting is Wednesday, August 1, 2007.

I apologize for any confusion this error may have caused.

Thank you,

Lori Randall,
NCA Community Manager