

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
August 14, 2008 - Pohick Church
Proposed Minutes of the Meeting**

Attendance - President Armand Boyd, Vice-President Albert Roy, Secretary Chip Catherine, Treasurer Dave Rundgren, Director John Nolan, Director Kimberly Nagel were present. Director Neil Oxendine was not present.

Call to Order - President Boyd called the NCA Board of Directors' Meeting to order at 7:30 p.m. President Boyd had all members of the Board introduce themselves to the audience.

Community Forum - Vice President Al Roy lead the discussion on black streaks on roofs in the community since he presided over the meeting that so many residents attended to express their concerns with this issue. Vice President Al Roy stated the origin of the black on roofs is not always clear and can be interpreted differently. The Board is responsible for making sure the Architectural Standards are followed. During the last monthly Board meeting, the Board could not come to a consensus on how to handle the matter. Two motions were made but both failed. There is a moratorium on future letters regarding black roofs. Letters will be forthcoming to residents who received notification to repair or clean the black streaks. At this time the black on roofs is not a violation until the Board decides what to do. This has not been an easy decision for the Board.

One resident felt that the individuals on her street had done enough research on this topic to conclude what the nature of the problem is and that no more letters should go to that street.

Vice President Roy explained that no one goes on the roofs to see what the black is and that our Architectural Standards state that a roof shows it's age when black shows through.

A resident wanted to know what the citation is. Director Nagel read verbatim Article VI, Section 15, Roof and shingle replacement, from the Architectural Standards.

Various residents continued to express their disagreement with the application of the Standards. It was agreed that consistency in applying the Standards is important.

A resident suggested a vote from the community on this. Vice President Roy asked the resident if the Board ruled in favor of

removing black on roofs from the Standards, would the request be different.

Director Nagel reminded the audience that all changes to the Architectural Standards are posted first in the newsletter and the community has an opportunity for comment. Rarely does NCA get community participation for this or other issues.

The resident wanted to know more information about office procedures such as the handling of emails to find out what issues are in the neighborhood. President Boyd explained how most information is routed through him and when necessary presented to the entire Board. He explained "There are many things that are not necessary or appropriate to bring to the meeting and include in the minutes". Vice President Roy said he receives multiple comments on trees and everything is handled without being discussed at a meeting. Another resident stated that if you read the newsletter, you know the issues in the neighborhood and that he believes everything is being handled very well.

With time still left before the annual meeting, President Boyd reviewed some accomplishments over the last year. The condition of Moline Place has been a topic before the board for three to five years and the work is finally done at a cost of \$270,000. He held a social event to thank the residents for their patience throughout this project and everyone was quite grateful and believes the project was extremely successful.

President Boyd stressed that NCA still is in need of volunteers. There are zero committees because no one offers to participate. The seven existing Board members run the community and it is not enough.

Call to Order — President Boyd called the Annual Meeting to order at 8:00 p.m.

The Community Manager confirmed that there was quorum for a meeting.

President Boyd explained that the Board was adding two Board positions from the existing seven to nine. Today's election is to fill those two new Board positions.

Rita Steele was not in attendance, but President Boyd spoke on her behalf as someone who has attended many monthly meetings and was interested in being on the Board.

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Roseanne McLafferty expressed interest in being considered for the Board of Directors.

Ballots were filled out and returned.

Treasurer's Report - Before beginning Treasurer Rundgren wanted to recognize and thank the Community Manager, Lori Randall.

2007 Year end net income of \$22,000.

2006 audit complete resulting in the filing of an insurance claim for discrepancies of \$11,800 in losses due to mismanagement of funds by previous accountant.

The 2007 audit has begun.

Total Reserves as of 6/30/08: \$690,329. However, just reduced by \$270,000 for renovation of Moline Place. 3 T-bills: \$100,000 expires 6/09; \$100,000 expires 10/08; and \$190,000 expires 2/10

Treasurer Rundgren had a handout with a draft of the 2009 budget. He started by telling everyone his biggest concern is the fact that quarterly assessments are not being paid. Approximately 14% of the community is behind in their assessments. The Manager provided the following statistics. As of 8/14/08, 110 residents were not current on their assessments for a total of \$49,000 of which \$21,000 is just the last quarter.

Residents asked questions about real estate closings, liens and foreclosures. It was explained that NCA pursues all avenues possible to collect money due until it no longer becomes financially worthwhile. Bad debt is a normal part of business and at this point NCA has written off \$5,000 in 2008.

NCA Accountant was introduced, Brenda Conway, she explained that even when a lien is put on a property, it is wiped out when it goes to foreclosure and only if a judgment has been placed, can the community proceed. However, if the previous owner moves and has no assets, pursuing the judgment is not worthwhile.

A resident asked about the percentage of units in Newington Station that are rentals and can these owners be pursued for not taking care of their homes. She asked if the County could be involved. It was explained that NCA has Architectural Standards to enforce and the County would only be involved in code violations.

A resident asked the impact of the losses under Koger and is NCA's auditor reliable. Because NCA recouped it's losses under Koger through the insurance claim, there is no impact and it was the auditor that brought the discrepancies to NCA's attention. The resident asked if reserve money is being deposited quarterly and Brenda confirmed that it was.

Another resident asked when NCA last had a reserve study done and was it fully funded. The last study is from 2007 and the reserves are not fully funded. Reserves were not raised to the recommended level because of concern with the adequacy of the study and the population of the community on a fixed income. Compared to other communities, NCA still has fairly low assessments.

A resident felt the community should do more to improve NCA's revenue.

A resident stated that if the community had anything to do with it, he was glad to see Godolphin and Northumberland repaved. At the suggestion that Moline could be converted to a County road, it was stated that Moline was not rebuilt to meet County code.

President Boyd thanked everyone for coming and repeated the need for residents to volunteer and participate in monthly meetings.

The ballots were counted and both Rita Steele and Roseanne McLafferty were voted in as new Board members.

The \$50 door prize drawing for all those who submitted proxies was held. The winner was Alicia Aramayo. The \$100 door prize drawing for all those who attended the meeting was held. The winner was John Nolan.

The Annual meeting adjourned at 8:35 pm.

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