

**NEWINGTON COMMUNITY ASSOCIATION  
BOARD AND ANNUAL MEETING – August 13, 2009  
Pohick Church  
Minutes of the Meeting**

**Attendance** — Vice-President John Peirce, Treasurer Chip Catherine, Secretary Rita Steele, Director Liz Fernandez and Director Nestor Fernandez were present. President Dave Rundgren and Director John Nolan were not present.

**Call to Order** — Vice President Peirce called the NCA Board of Directors' Meeting to order at 7:30 p.m. Vice President Peirce welcomed all residents and had all members of the Board introduce themselves to the audience.

**Community Forum** — A resident asked about the NCA parking policy since a neighbor had their car towed for an expired registration. The policy was explained to the resident regarding what situations the tow company will automatically tow without the management company getting involved.

A resident asked if there were any planned budget meetings since he was interested in participating. There would be no specific date until after the annual meeting.

There was extensive discussion on the concern with reducing the allowable height of a shed in the changes to the Architectural Standards. The reason for reducing the height was due to tall sheds obstructing the neighbor's views. Discussion included the issue of grandfathering, the importance of having sheds in the townhome yards, getting neighbor's approval. The Board agreed that they need to reconsider the verbage of this proposed revision.

**Call to Order** — John Peirce called the Annual Meeting to order at 8:00 p.m.

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

Three existing Board members are running for re-election. John Peirce stated he has lived in this community since before two parking spaces were assigned to homes. Liz Fernandez stated she is concerned about the appearance of the community. Chip Catherine stated he was running because there are changes he would like to see through to completion.

There was discussion about two additional open Board vacancies. These positions are not up for election and are filled by the existing Board.

There were no nominations from the floor for the three elected positions.

A resident asked Chip Catherine what changes he was working on that he wanted to see through. He expressed he concern with the governing documents and the typos and

confusion over which have precedent. He would like to see them edited and streamlined. He is concerned about how the documents relate to our annual budget.

The Board was asked if there are specific offices up for election. It was explained that the Board members have different areas of responsibility (i.e. common grounds, pool, streets, etc.) which are determined by the Board. The Officer positions (President, Vice President) are also decided each year after the annual elections and by the Board.

John Peirce explained that he got on the Board because of his concern with the neighborhood and the effects of renters on the community. Certain upcoming maintenance issues could benefit from his expertise on streets.

Liz Fernandez explained that she has a major interest in the financial health of the community. She was concerned about a reserve study update, that our paths and walkways need attention, the need to budget our money more wisely, the need to dedicate funds to reserves and concern that the community is affordable to certain elements.

Ballots were filled out and returned.

Nestor Fernandez as Chairman of the Landscaping Committee encouraged the audience to participate in the committee. He would like participants to identify improvements in the community from a resident's perspective. It would probably meet twice a year. Please email the Community Manager if anyone is interested.

Treasurer's Report - Chip Catherine explained that due to various circumstances he has stepped into the Treasurer position although it is not his strength. He appreciates the help he has received from Liz Fernandez and Al Roy. Total assets as of 7/31/09 are \$644,000. Reserves are at \$467,000 with \$140K in common areas and \$327K in street reserves. A new reserve study was authorized since figures in a previous report were based on skewed data from another engineering company. It is important to fund our reserves or it could result in a special assessment in the future. Curb and gutter, and sidewalks need repair but they could be effected by tree roots too close to the curbs. There is a concern about who will be responsible for the cost to remove problem trees. According to our bylaws, the economy will have an effect on our budget and we may not be able to increase our assessments. Further information is needed from legal counsel.

A resident asked how many units are currently in arrears because if it is significant, increasing assessments could put everyone over the deep end.

Chip Catherine stated there was no draft budget to present since legal counsel needed to be sought first. A resident stated the Board was in violation of the bylaws by not presenting a hard copy of the annual budget. It was stated that the bylaws govern the maximum assessments that can be increased based on CPI. Our streets are over 30 years old. They look in good shape but studies show the asphalt is brittle and should be replaced over the next five years at a cost of approximately \$1.2 million. A budget was prepared but the Board came to the conclusion there was not a point in presenting a

budget to the community when legal opinion was needed. At this point it is safe to assume there will be no increase from last year but the budget will be presented to the community in the November newsletter. A resident stated that lawyers will probably not give a definitive answer in writing. NCA currently puts \$80,000 a year into the reserve fund.

Chip Catherine mentioned that our financial management company, Summit, is gathering information from multiple homeowner associations to share among each other of assessments and expenses. NCA is participating in the comparative analysis.

The CM stated the three candidates, Chip Catherine, John Peirce and Liz Fernandez had been re-elected.

John Peirce thanked everyone for attending.

A resident expressed concern that yellow bug lights would be excluded based on the Architectural revisions and that if religious statues were prohibited, then all statues should be prohibited.

The \$50 door prize drawing for all those who submitted proxies was held. The winner was Lou Tobat. The \$100 door prize drawing for all those who attended the meeting was held. The winner was Wilbur Zanin.

The Annual Meeting adjourned at 8:40 pm.