

NEWINGTON COMMUNITY ASSOCIATION
ANNUAL MEMBER'S MEETING – August 12, 2010
Pohick Church
Minutes of the Meeting

Welcome —President Peirce welcomed everyone at 7:30 p.m. All members of the Board introduced themselves to the audience. Three of the current Board members' terms are expiring, John Nolan, Sarah Jernigan and Bob Fasick.

Community Forum —

A resident wanted to thank the Board for the path work recently completed.

Another resident asked if security cameras were allowed on the outside of the home. The resident was asked to complete an Exterior Project Form for the Architectural Committee to review.

There was a concern about the bushes around LeMoyne that overhang a parking space. The CM stated that significant pruning should be done in the winter months and that there are other tree and bush problems created by the heavy snow this past winter but there is only a couple thousand left in the tree budget for the rest of the year. Residents expressed an interest in doing the work but there are liability issues associated with that.

Someone mentioned that the different events that were offered this summer were a great idea and asked if they were well attended. Sundae Sunday seemed to have the best attendance. Despite the low attendance of some other events, everyone who did attend thought they were a great idea and should continue.

Several positive comments were made about this year's pool contractor.

Treasurer Report — Treasurer Catherine thanked Director Louise Whitt for chairing the Finance Committee. A draft budget handout was available for everyone. He mentioned that we must follow CPI and it is currently only a 1% increase. The budget will be based on the percentage posted as of October. Again the budget will be about just moving numbers around to where they are needed. NCA had cash in its operating account as of 6/30/10 of \$25,000 and cash in its reserves of \$344,000. Reserve funds are split between common grounds at \$154,000 and townhouse streets and curbs at \$379,000. NCA is currently operating under a net loss of \$22,000 mainly due the snow storm and the maintenance needs after the storm was over. NCA is hard hit by delinquencies totaling \$49,000. Overall, NCA is still a very healthy community. There was a discussion about whether home sales were up or not. The Community Manager averages about five resale inspections per month.

President's Report — President Peirce stated it has been a very interesting year but feels the community is reborn and on a positive track. The maintenance committee is actively working to make improvements throughout the community. He noted that Durer is

considered the worse street in need of renovation, yet it is not in that bad of condition right now. Planning to replace the streets is very important.

President Peirce thanked the Community Manager, Lori Randall, for her work and welcomed Tina Queen as the new Assistant Manager. He also thanked all the volunteers in the community who keep this community going.

A Finance Committee meeting is coming up and he encouraged anyone interested to attend since these meetings are open to the NCA residents. He encouraged everyone to make suggestions for improvements since everyone has different ideas and grievances.

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 with 90 attendees and proxies.

President Peirce asked each of the Board nominees to speak to the audience.

Kirk Brustman informed everyone that he has lived on Finlay for the last six years. He has been attending Board meetings for the past six months and is eager to get more involved in the community.

Catherine Hodge was not in attendance.

Sarah Jernigan is currently Secretary on the Board. She enjoys being a member of the Board and working on the Maintenance Committee which she will continue to be involved in.

John Nolan stated most people know who he is. He used to write articles in the newsletter but hasn't lately because he thinks the Board is doing a good job. He would like to continue on the Board for one more year.

Mike Smith has been in the community for 27 years. His work schedule in TV broadcasting have not let him be involved in the past but he is now working more regular hours. He is considering a second career in property management and believes being involved on the Board would be a good experience. He would like to bring a sense of cooperation among the Board members and keep the momentum going on their good work.

There were no nominations from the floor.

Bob Fasick's term as a Board member will end at this meeting and he wanted to thank the Board. He will continue his efforts and stay involved in NCA's annual clean up event.

Ballots were filled out and returned.

Kirk Brustman, John Nolan, Sarah Jernigan and Mike Smith were elected to the Board of Directors.

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

A resident suggested that NCA get their Neighborhood Watch program active again.

John Peirce thanked everyone for attending.

The Annual Meeting adjourned at 8:20 pm.