

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – September 1, 2010
Minutes of the Meeting

At 7:00 pm President Peirce called the meeting to order. Other board members in attendance included Vice President John Nolan, Secretary Sarah Jernigan, Treasurer Chip Catherine, Director Louise Whitt, Director Al Roy, Director Kirk Brustman, and Director Mike Smith.

This meeting was audio recorded.

APPROVAL OF MINUTES

Vice President John Nolan made a motion to accept the minutes of August 4, 2010 and August 12, 2010 meetings. Treasurer Catherine seconded the motion. Vote: 8 yes.

HEARINGS

Lots 392, 399, 469 and 515 were not in attendance for hearings.

ELECTION OF TREASURER

Three Board members expressed interest in running for Treasurer, Chip Catherine, Al Roy and Louise Whitt. Director Catherine stated he was running to provide consistency that would alleviate any conflict that might occur with a change.

Voting occurred by secret ballot. All Board members participated. There were four votes for Al Roy and four votes for Louise Whitt. A secret ballot vote was conducted two more times and every time there was a tie. The Board conducted an open vote for the Treasurer position with the President abstaining from the vote. Four voted for Louise Whitt and three voted for Al Roy. Louise Whitt is the new Treasurer.

COMMITTEE/BUSINESS REPORTS

Finance Committee

The finance committee met last week and will meet again the week after Labor Day. There was a discussion on why NCA uses the national CPI-U instead of the regional CPI-U. Director Roy made a motion that NCA will refer to the national CPI-U when preparing its budget. Director Catherine seconded the vote. Vote: 8 yes.

Planning and Development

Mr. Lou Tobat provided an update on the progress around the area. He attended a VDOT meeting at West Springfield High School that was well attended mainly because the residents around Donegal Lane had concerns. There is a ribbon cutting of the new parkway section on September 18th. Geospatial is expected to start moving in to their building on November 10th. Phase 3 is scheduled for completion around July, 2012.

Community Manager Report, Lori Randall

- *General*
 1. *NCA Vehicle Tickets: 0*

2. *Disclosure inspection(s): 7706 Brandeis, 7738 LeMoyne*
 3. *New Violation letters: TRASH (3), RULES (), ARCHITECTURAL ().*
 4. *Exterior Project Requests: 5*
 5. *Path project finished.*
 6. *Updated reallocated budget is attached. Budget lines of concern (usually over 59%) have been highlighted.*
 7. *Virginia Commerce Bank to get CD*
 8. *Vandalism at pool*
- *Complaints/Issues*
 1. *Vandalism in community to street signs.*
 2. *Residents on Jenner court do not follow trash policy, drop trash out of their cars, let kids play in street, leave young children unattended, stay up late talking and keeping everyone up at night.*
 3. *Trash piles on Gwynedd*
 4. *Tall grass on Moline and Durer*
 5. *Move smoking area outside of pool*
 6. *overgrown bushes at steps from pool lot and trash at top of steps.*
 7. *Dogs running loose on Brainerd.*
 8. *Cats roam around other people's homes and poop in yards. Wants it put in writing that we can't do anything about this.*

Secretary Jernigan would like to attend NCA's general counsel seminar on eminent domain. Director Al Roy brought an incident at the pool to the Board's attention, of which the incident report is attached.

GENERAL BUSINESS – OLD

Reserve Accounts – Treasurer Whitt will get rates and the Board will have an email vote to move the Schwab money market funds to an account that is earning better interest.

Investment Strategy – President Peirce will draft a written document for the Board's review.

Roles and Responsibilities of Board – This document will be reviewed at the September 15th Board meeting.

Rules Violations Procedures – has been approved for publishing in an upcoming newsletter.

Drainage Concern – Vice President Nolan will meet with home owner to determine next steps in regards to concerns about drainage on common area.

NCA gardens – Tabled.

Budget request for soccer nets – There was a homeowner request to purchase soccer nets. The nets would cost approximately \$300. The board discussed the issue but no one made a motion to purchase them.

Legal Counsel for Collections – Tabled. Board members are providing questions they have for interviewed counsel by September 15th.

GENERAL BUSINESS – NEW

Email Voting Policy – Secretary Jernigan made a motion to accept changes to the email voting policy. Vice President Nolan seconded the motion. Vote: 6 yes, 1 no, 1 abstain.

Contracts: Pool, Snow, Auditor, Accounting – Tabled.

Pool Winterization – Tabled.

Bylaws: file with County – Director Catherine requested additional information regarding the status of our Bylaws, Declarations and Covenants being on file with the county. Board was unsure if this was a legal requirement and determined to table until next month. Treasurer Catherine had made a motion regarding review of the governing documents but there was no second. Additionally, it will be added that the Community Manager (CM) will be asked to redistribute the comments from general counsel regarding voting and membership rights.

Community Manager Alternate/Plan – Secretary Jernigan suggested that if Board Members have concern regarding alternate plan, a member could volunteer to draft a few options to have on file. Additional discussion regarding Summit Management and our Assistant Community Manager were also discussed. The consensus was we have a few options and this item was tabled.

Regarding Lot 392, Secretary Jernigan made a motion to assess a \$50 charge for a trash violation. Director Catherine seconded the motion. Vote: 8 yes.

Regarding Lot 515, Secretary Jernigan made a motion to assess a \$50 charge for a trash violation. Vice President Nolan seconded the motion. Vote: 8 yes.

Regarding Lot 469, Secretary Jernigan made a motion to assess a \$50 charge for a trash violation. Vice President Nolan seconded the motion. Vote: 8 yes.

Regarding Lot 399, Secretary Jernigan made a motion to assess a \$50 charge for a trash violation. Director Smith seconded the motion. Vote: 8 yes.

Director Catherine made a motion to adjourn at 9:02 p.m. Vice President Nolan seconded the motion. Vote: 8 yes.