

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – September 15, 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 Louise Whitt, Director Kirk Brustman, and Director Mike Smith. Director Chip Catherine and Director Al Roy were not in attendance.

GENERAL BUSINESS – OLD

Roles and Responsibilities of Board – The Board discussed the draft document and made some minor changes. Secretary Jernigan made a motion to accept the Roles with changes. Vice President Nolan seconded the motion. Vote: 6 yes.

Draft 2011 Budget – Treasurer Whitt did a line by line review of the draft budget. The increase at this time is .9%. Depending on whether CPI goes up or down, will dictate what lines may be changed before it is finalized. If CPI goes up, the townhouse reserves will be increased. If it goes down, an operation line will be decreased. The Board should review and ask questions before the monthly board meeting on October 6th.

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

Legal Counsel for Collections – Treasurer Whitt provided everyone with the compilation of questions for collections counsel were interviewed to date. The Board will have a meeting with a third law firm.

Move Schwab money – The Schwab money market account is earning approximately .01% in interest. Treasurer Whitt looked into savings account rates. Virginia Commerce has the best rate but can't accommodate a request for dual signature authority. Burke and Herbert has a lesser rate but can accommodate a request for dual signature authority. Secretary Jernigan made a motion to move \$200,000 from Schwab to Burke and Herbert and \$40,000 to Virginia Commerce Bank with all future deposits going to Virginia Commerce. This will keep funds within the insurance limits. Director Smith seconded the motion. Vote: 6 yes. The next step will be to inquire if the Schwab account can be closed or if it must be left open because of the TIPs purchase.

Rules Violations Procedures – Secretary Jernigan made a motion that the current violations procedures will remain in effect. Vice President Nolan seconded the motion. Vote: 6 yes.

Contracts: Pool, Snow, Auditor, Accounting – The pool management company seems to be the best NCA has had in the past four years. President Peirce made a motion to continue Titan's contract for one year. Vice President Nolan seconded the motion. Vote:

6 yes. President Peirce commented that NCA's snow removal contractor did an excellent job in some very terrible conditions and made a motion to renew with Springfield Lawn for 2011. Director Smith seconded the motion. Vote: 6 yes. Treasurer Whitt expressed concern that the NCA auditor has increased their fees consecutively over the past two years. Treasurer Whitt made a motion to renew with Ahlberg in 2011 on the condition the fee does not go up. President Peirce seconded the motion. Vote: 6 yes. There was discussion on our financial management contract which just was renewed last year with a decrease. Secretary Jernigan made a motion to renew for one year with Summit Management. Director Smith seconded the motion. Vote: 6 yes.

Pool Winterization – Titan provided a list of recommended winterization projects for the pool. At a minimum the skimmers should be blown out and sealed. Secretary Jernigan made a motion to spend \$850 on skimmers. Director Nolan seconded the motion. Vote: 6 yes.

Bylaws: file with County – The bylaws were changed at the June 22nd meeting of members. President Peirce made a motion to spend up to \$200 on labor and fees to file the updated bylaws with the County. Director Smith seconded the motion. Vote: 6 yes.

A motion was made to adjourn at 8:15 p.m. Vote: 6 yes.