

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

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

APPROVAL OF MINUTES

Vice President Nolan made a motion to accept the minutes of the November 3, 2010, monthly Board Meeting. Treasurer Whitt seconded the motion. Vote: 4 yes, 1 abstain.

HEARINGS

Lots 97, 129, 457, and 505 were not in attendance for hearings. Lot 479 was in attendance.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report

All topics will be covered in the agenda.

Planning and Development, Lou Tobat

Mr. Lou Tobat provided dates of upcoming openings on the parkway project. The Fullerton Road underpass is open again, the ramps to Fullerton/Boudinot from the parkway are scheduled for July, 2011. The ramp from 95 to the parkway is scheduled for this month. Barta Road is on an Army construction timeline, not VDOT. Geospatial has moved people in and they will continue moving in throughout 2011. Additional information can be found at www.fairfaxcountyparkway.org.

Community Manager Report, Lori Randall

- *General*
 - *NCA Vehicle Tickets: 0*
 - *Disclosure inspection(s): 7824 Marconi, 7760 Brandeis*
 - *New Violation letters: TRASH (3), RULES (1), ARCHITECTURAL (0).*
 - *Exterior Project Requests: 2 - Getty, 3 - Durer*
 - *Updated reallocated budget is attached. Budget lines of concern (usually over 83%) have been highlighted.*
 - *Current printer (newsletter) is closing business, looking into prices from other printers.*
 - *Completed CIC Annual Report.*
 - *Completed Notary application.*
 - *Response from Fairfax County regarding widening of Rolling Road.*
 - *Still need to open 2nd bank account for reserve funds.*
 - *Finished RV lot application and space assignment for the year. Fees collected.*
- *Complaints/Issues*
 1. *Large rat in back yard – Durer. Resident called Health Department.*
 2. *Request for a tree removal. (see email, response and questions).*

3. *Second tree removal request. (Adding to agenda)*
4. *Response to letter regarding sign in front yard questioned constitutionality of NCA requiring sign be removed.*
5. *Neighbor doesn't follow leash or dog poop scoop rules (Brandeis)*

The CM shared an email she received from a specialist with the Virginia Megaprojects. The email stated that the recent surveying on Rolling Road was funded by a DOD grant for design and that there is no money for construction of the widening of Rolling Road at this time.

Treasurer Whitt and President Jernigan expressed concern that the reserve accounts had not been opened this month at Burke and Herbert.

The resident that wanted to discuss removal of a tree with the Board was not available to attend tonight's meeting. The Board would like him to bring a plat showing how much property he owns on the side of his house. The CM will pass this information on.

The CM also wanted the Board to know that she received a gift of a candle from a contractor.

GENERAL BUSINESS – OLD

Investment Strategy – Treasurer Whitt shared a draft with the Board. Comments were provided and the policy will be presented again next month.

Drainage Concern – Vice President Nolan met with the owner of the property. The owner suggested an outdoor sump pump but has not provided any quotes for the work to date. There was discussion on whether this topic should continue to be on the agenda. A note will be added to the file. Vice President Nolan will try to reach her again.

Board Goals – President Jernigan will rewrite the goals for discussion at the next meeting.

GENERAL BUSINESS – NEW

Number of Board Members (5 or 7) – There was discussion on whether the Board wanted to reduce to a 5 member Board or stay at 7 with two vacancies. There was concern about getting the best persons on the Board and sitting at an even number if only one could be found. Additionally, if the two vacant positions were eliminated then there would be no elections in 2012 or the terms of the existing Board members would have to be changed. The CM will draft a process for vetting Board members.

Reserve Maintenance Plan – The Board reviewed the Maintenance Plan for reserve spending in 2010 and 2011. The 2010 path work was approved and completed. Treasurer Whitt made a motion to spend \$1800 in tot lot bench work. Secretary Smith seconded the motion. Vote: 5 yes. Vice President Nolan made a motion to continue with recommended path replacement in 2011. Secretary Smith seconded the motion. Vote: 5 yes. All pool related maintenance including the fence will be discussed at the January meeting. Vice President Nolan made a motion to start the proposal and bid

process for asphalt and concrete work on Durer Court. Secretary Smith seconded the motion. Vote: 5 yes.

Legal Counsel for Collections – The Board did a detailed review of the draft delinquency process which will be updated and reviewed with legal counsel. Some items were more policy than process. The CM will prepare a redline draft of proposed changes to the Delinquency Policy. The CM will contact the attorney regarding a meeting with the Board on either December 14th or 16th.

The Board adjourned to Executive Session to discuss hearings and a personnel item at 9:16 pm. The Board returned to open session at 9:20 pm.

Regarding Lots 97, 129, 457 and 505 President Jernigan made a motion to assess a \$50 charge for early trash. Vice President Nolan seconded the motion. Vote: 5 yes.

Regarding Lot 479, Secretary Smith made a motion to assess a \$50 charge for early trash. Treasurer Whitt seconded the motion. Vote: 2 yes, 3 no. Motion did not pass.

The CM expressed her concerns to the Board that several trees given a number one priority by the arborist have not been taken down due to a shortage of funds. Two trees costing \$2040 were her biggest concern. Vice President Nolan made a motion to remove the two trees. Secretary Smith seconded the motion. Vote: 5 yes.

The Board voted to provide NCA employees with a holiday bonus. Vote: 5 yes.

The meeting adjourned at 9:40 pm.