

NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – January 20, 2011  
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, and Treasurer Louise Whitt. Director Kirk Brustman was not in attendance. The Community Manager, Lori Randall, was in attendance.

GENERAL BUSINESS – OLD

Reserve Maintenance Plan (Pool only) – The Board met at the pool at 10 a.m. on Saturday, January 8<sup>th</sup> to look at the maintenance list for repair or replacement at the pool. Board members were asked if they had any questions from that walk through. President Jernigan made a motion that the Community Manager (CM) start getting bids and taking action on all reserve maintenance items outlined by the maintenance committee for 2011 except the pool fence. Treasurer Whitt seconded the motion. Vote: 4 yes. The CM will present information on the cost to paint the pool fence at another meeting.

2011 Pool Rules – Vice President Nolan made a motion to accept the 2011 pool rules with cited changes. Director Smith seconded the motion. Vote: 4 yes.

GENERAL BUSINESS – NEW

Write offs – President Jernigan made a motion to write off the delinquent assessment balance of \$1,174.61 for a property on Durer as recommended by NCA's attorney. This is a foreclosed property and a judgment exists for \$759. Director Smith seconded the motion. Vote: 4 yes.

President Jernigan made a motion to write off the delinquent assessment balance of \$531.69 for a property on LeMoyne as recommended by NCA's attorney. This is a foreclosed property and a judgment exists for \$506. Director Smith seconded the motion. Vote: 4 yes.

President Jernigan made a motion to write off the delinquent assessment balance of \$2,451.67 for a property on Gwynedd as recommended by NCA's attorney. This is a foreclosed property and a judgment exists for \$1911. Vice President Nolan seconded the motion. Vote: 4 yes.

President Jernigan made a motion to write off the delinquent assessment balance of \$729.94 for a property on Red Ash as recommended by NCA's attorney. This is a foreclosed property and a judgment exists for \$1,234. Vice President Nolan seconded the motion. Vote: 4 yes.

Review Assessment Delinquency Files -- After review all delinquent assessments cases with Segan, Mason, President Jernigan made a motion to transfer thirteen cases to Rees, Broome. Treasurer Whitt seconded the motion. Vote: 4 yes.

One account on the status report should not have been reviewed by the attorney. The CM will review the last invoice to determine if NCA was charged for this account. The Board wants to get an interpretation of wording in the status report on this account before deciding to send it to the new attorney. Two cases had recent payment deadlines and the Board wanted to know the results, if any, on those two cases. There was additional discussion about a judgment and what happens in the future with these judgments, whether they need follow up or not. Treasurer Whitt wants to know what the typical demand letter deadline is.

On two accounts President Jernigan made two motions that if balances existed on the accounts after deadlines had passed, they should be transferred to Rees, Broome. Vice President Nolan seconded both motions. Vote: 4 yes on both.

The Board reviewed stagnant accounts. The first will be sent to Rees, Broome because there is a post bankruptcy balance and the resident still lives in NCA. This vote was one of the 13 cases previously voted on. Regarding a second account, a resident's first NCA property was foreclosed on but the second NCA property is still owned and rented. President Jernigan made a motion to transfer this case to Rees, Broome. Director Smith seconded the motion. Vote: 4 yes. A third account is old enough that the Board would like the CM to get some history before making a decision.

President Jernigan made a motion to have Rees, Broome as NCA's registered agent. Vice President Nolan seconded the motion. Vote: 4 yes.

The CM provided the Board with an update on the resident who was confrontational towards her before the last Board meeting. A disorderly conduct complaint was made and a court date has been set.

The NCA attorney has reviewed the Assessment Delinquency Policy and provided comment. This is on the agenda for the next monthly Board meeting.

The meeting adjourned at 9:40 pm.