

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – May 4, 2011
Minutes of the Meeting

After taking a few moments to see the completed paint work in the pool house and office, at 7:07 pm President Sarah Jernigan called the meeting to order. Other board members present were Vice President John Nolan, Treasurer Louise Whitt, Secretary Mike Smith, and Director Kirk Brustman.

PRESIDENT'S COMMENTS

President Jernigan expressed to the Board that she was happy to see Board members help with the Easter Egg Hunt and there is still the upcoming Clean Up Day. She also wanted the Board to understand that any time a resident threatens the community with a lawsuit, they are not to speak to that individual without the advice of our attorney. The Board cannot get into neighbor to neighbor disagreements. The Board's involvement is limited to NCA policy enforcement.

APPROVAL OF MINUTES

Vice President John Nolan made a motion to accept the minutes of the April 6, 2011 meeting with three small changes. Secretary Smith seconded the motion. Vote: 5 yes.

HEARINGS

Lots 268 and 454 were not in attendance for architectural violations. Lot 85 was in attendance for a trash violation. He explained that he did not notice that trash was not picked up Friday by the trash company and believes it was left by mistake and it was not recyclable material.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report

Treasurer Whitt stated she will put an article in the next newsletter about a Budget Committee Meeting.

Planning and Development, Lou Tobat

Dave Albo will be having a meeting on May 18th at West Springfield High School regarding local roads. The overpass from Rolling to the parkway has been steadily progressing.

Community Manager Report, Lori Randall

- *General*
 1. *NCA Vehicle Tickets:*
 2. *Disclosure inspection(s): 7709 Durer, 8452 Kitchener, 7830 Marconi, 7866 Godolphin, 7702 Lemoyne*
 3. *New Violation letters: None*
 4. *Exterior Project Requests: 2*
 5. *Started process for getting common grounds maintenance bids (Proposals from 2 of 3)*
 6. *Clean Up Day scheduled for May 14, 2011.*
 7. *Community Yard Sale scheduled for Saturday, May 21, 2011.*
 8. *Office painting finished.*
 9. *Pool house painting finished and new plexiglass window replaced*
 10. *Pool work started.*
 11. *Fence replacement started.*
 12. *Two vehicles denied storage in pool parking lot due to size.*
 13. *Annual audit visit complete. A draft has been received and Brenda at Summit has already stated she felt the audit looked good.*

- *Complaints/Issues*
 1. *Car leaking oil on asphalt parking space*
 2. *Exterior of home on Brandies is not in good condition*
 3. *cars in blank spots that don't move.*

The CM was asked about the leaking oil. This is a violation of the CCRs and she will look in the community to see where this is the biggest problem. She put notices on the cars that were being left in blank spaces.

GENERAL BUSINESS -- Old

Board Goals – The goals were reviewed for necessary action. President Jernigan felt the first goal, reducing delinquencies, was being addressed with the switch to a new collection attorney. There was discussion about community resources for home projects. The garden club is posted in the newsletter. It was suggested that articles be written on home improvement projects based on the season. Reminders on winterizing lawn mowers or Fall planting would be helpful. It would be good to write an article on power washing this time of year. President Jernigan is addressing the Board's third goal in her President's Comments and President's Corner.

Trash Can Storage in Single Family Section – A draft revision of the NCA Trash policy was presented to the Board. The Board had multiple comments and a new draft will be prepared and emailed to the Board by May 12th with comments due back by May 23rd.

Mailbox Landings – Spending the allocated \$5500 for replacement of mailbox landings in 2011 was discussed. One contractor recommended fixing his per landing prices and purchasing all the pavers needed to replace all mailbox landings in the community up front and making it a four year project. This would save the community money over time. Secretary Smith made a motion to accept the contractor's recommendation starting with the replacement of approximately six landings this year to be funded by the curb painting/mailbox landing budget line 07435. Vice President Nolan seconded the motion. Vote: 5 yes.

There was also a concern about the condition of the mailboxes. The U.S. post office will not replace them unless they are severely damaged. They are conducting a review and expect all carriers to report problem boxes by April 29th. If they are not willing to paint them, the community will do it.

Delinquency Policy Revisions – The Board had several questions regarding the draft resolution. The CM will present them to the NCA attorney and ask for a response by May 20th.

GENERAL BUSINESS -- New

Exterior Project Requests – The Board reviewed one exterior project that was completed without approval that presents a concern. The handrails are not an outdoor material and appear to go against county code. The style is not compatible with that area of the community. The NCA Architectural Control Committee disapproved the Exterior Project Request. One resident painted the front of their house a color that residents in the community have complained about. The Board members were asked to drive by the home and provide an opinion to President Jernigan on whether the color was acceptable or not.

The Board adjourned to Executive Session at 9:04 pm and returned at 9:08 pm.

Regarding lot 85, Secretary Smith made a motion to waive an assessment for an early trash violation. Treasurer Whitt seconded the motion. The vote was 4 yes, 1 no.

Regarding lot 268, Treasurer Whitt made a motion to waive an assessment for an architectural violation. Secretary Smith seconded the motion. The vote was 5 yes.

Regarding lot 454, Treasurer Whitt made a motion to assess the owner \$10 a day, starting May 18th for an architectural violation. Secretary Smith seconded the motion. The vote was 5 yes.

Regarding lot 314, Vice President Nolan made a motion that probable cause exists for a hearing on an architectural violation. Director Brustman seconded the motion. The vote was 5 yes. The resident's letter needs to explain that he could lose his space in the fenced enclosure.

Regarding lot 358, Vice President Nolan made a motion that probable cause exists for a hearing on a rule violation. Director Brustman seconded the motion. The vote was 5 yes.

Regarding lot 336, Secretary Smith made a motion that probable cause exists for a hearing on a rule violation. Director Brustman seconded the motion. The vote was 5 yes.

Regarding lot 290, President Jernigan made a motion that probable cause exists for a hearing on an architectural violation. Director Brustman seconded the motion. The vote was 5 yes.

Director Brustman addressed the Board concerning his unavailability to serve on the Board over the next three months. He will be traveling extensively with work but wants to continue to be on the Board. He hopes to be back for the annual meeting.

The meeting adjourned at 9:30 pm.