

NEWINGTON COMMUNITY ASSOCIATION
BOARD AND ANNUAL MEETING – August 11, 2011
Pohick Church
Minutes of the Meeting

Attendance —President Sarah Jernigan, Vice President John Nolan, Secretary Mike Smith, Treasurer Louise Whitt and Director Kirk Brustman were in attendance.

Call to Order —Sarah Jernigan called the NCA Board of Director's meeting to order at 7:30 p.m. She welcomed all residents and had all members of the Board introduce themselves to the audience. Sarah thanked John Nolan for his seven years of volunteer service to the community as a board member. She also thanked Karen Chauvin for volunteering to help with the annual meeting registration.

Community Forum — John Stiteler represented Luce Court in showing their appreciation of John Nolan's service with a framed picture of the NCA office on the second floor of the pool house, a construction project that John oversaw.

A resident expressed concerns about the safety of school buses taking left turns from Lodge Court to Delong Drive and from Delong Drive to Rolling Road. She asked if something could be done. She mentioned visibility concerns on Rolling Road, speeding on Delong and Rolling and the fact that people do not stop when a bus has its red lights on. Sarah said she would include this in her next President's Corner and asked the Community Manager to put a call into the West Springfield police department. Sarah stated that one phone call will not get much reaction and residents need to be active as well.

A resident complimented the Board on the pool and the improvements. NCA is very lucky to have the facility. A lot of communities do not have these amenities.

Lou Tobat mentioned that Barta Road is a public road from Backlick to Rolling but it is not a straight path and very confusing. The new building has plans for an open house to the community in October. The building is almost at capacity and will have 8,500 employees in September. Construction continues for Rolling Road overpass. There is another office complex being built in the area of the old Pallone Chevrolet. President Jernigan mentioned that the Park and Ride on Barta Road has been postponed for additional environmental studies.

Sarah Jernigan expressed her appreciation to the Community Manager and Assistant Community Manager, Lori Randall and Tina Queen.

A resident mentioned the new fence at the pool looks good.

A resident noticed the pavers installed around some of the mailbox landings but there was debris from trees and brush left next to it. A resident was witnessed leaving that debris by the mailbox.

Call to Order — Sarah Jernigan called the Annual Meeting to order at 8:00 p.m.

The Community Manager confirmed that there was quorum for a meeting.

One existing Board member is running for re-election. Two positions are open. Louise Whitt does not live in the community but owns two homes. She filled a vacancy on the Board in January, 2010. She has chaired the 2010 and 2011 Budget Committees and was involved in the Bylaw Committee.

There were no nominations from the floor for the three elected positions.

Kirk Brustman spoke to the audience about participation in the community without being a Board member. Committee participation is needed. Volunteers are needed. Inquire as to whether there is an opportunity for you.

Ballots were filled out and returned.

Treasurer's Report - Louise Whitt reviewed the handout with the audience. She talked about the eminent domain earmark that was set aside for legal action when Rolling Road is widened. NCA's new collection attorney, Rees Broome, has made progress on outstanding delinquencies. She discussed the current investments and investment options for reserve funds. The 2012 budget committee has had one meeting. The budget may only be increased by the CPI which is up 3.4% since last October. The residents should expect an increase in assessments. There will be a review of the 2012 budget with the Board in September and at the October meeting. The budget will be published in the November newsletter and should be voted on at the November meeting.

A resident asked why the single family homes' assessments are lower than the townhomes. The single families do not pay into the street lights, curb painting or street reserves.

A resident asked if there were any funds being set aside for the pool if we were to lose an eminent domain legal battle. Not at this time. If NCA were at that point, there would be a community meeting to discuss the matter.

President's Report - Sarah Jernigan emphasized that the pool work this year was long overdue because of concerns about the future of Rolling Road but it needed to be done and looks great. The pool was the busiest it has been in a long time in the beginning of the season. The board has a goal to continue to work on road improvements and replace all of them as money allows. Durer is next on the list and cost is estimated at \$200,000. Work on the project should continue in January. The goal is to work on an NCA street every 18 months. We are behind on that schedule. All work is planned based on funds available but the overall goal is to make noticeable change in the community and increase the value of our homes.

A resident asked about a leak in the pool earlier in the year. It has been fixed.

Sarah expressed her opinions on residents who continue to put trash out early and walk their dogs without picking up the poop. Trash and dog poop are health hazards and neighbors should report anyone seen not picking up after their dog to the County.

A resident asked about a dead tree in the woods behind his home. Trees are removed based on a priority rating given by a licensed arborist and funding available. All number one priority trees from the last two reports have been taken care of.

A resident asked if NCA can do anything about trees on private property. If it is dead, that would be an architectural violation. The community manager will look into specific problems.

Results of the election are 40 votes for Louise Whitt and 6 write-in votes for John Stiteler. John was asked if he accepted the position or not. He originally had planned to run for the Board but may not be living in the community the length of a term. He was encouraged to give whatever time he had available. He accepted the position.

The \$50 door prize drawing for all those who submitted proxies was held. The winner was William Herz. The \$100 door prize drawing for all those who attended the meeting was held. The winner was Myra Musialkiewicz.

The Annual Meeting adjourned at 8:40 pm.