

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – March 7, 2012
DRAFT Minutes of the Meeting – NCA Pool House Meeting Room

At 7:02 pm President Sarah Jernigan called the meeting to order. Board members present were President Sarah Jernigan, Vice President Kirk Brustman, Secretary Mike Smith, Treasurer Louise Whitt and Director John Stiteler. Director Matthew Reid was not in attendance.

PRESIDENT'S COMMENTS

President Jernigan wanted to recognize the contributions of John Nolan to Newington Community. Director Stiteler mentioned it would be nice to dedicate a tree or bench in his memory. After further discussion about his involvement in the building of the NCA office and meeting room, the Board will pursue the possibility of naming the meeting room after him.

APPROVAL OF MINUTES

Because two members would abstain from the vote since they were not at the last meeting, it was believed there was not a quorum to accept the minutes of the February 1st meeting.

HEARINGS

Lots 540 and 557 were not in attendance for hearings.

COMMUNITY FORUM

A resident received a letter for rule violations. He wanted to make sure the Board was consistent and fair in citing violations throughout the community and not going after only one person.

There was discussion on the reports of a red truck that looked suspicious in the community. Because this problem was initially reported out of the Franconia district they were the central contact for the situation and have reported that the red truck had legitimate business reasons for being in the Rose Hill area. The board emphasized that this and other situations like it are police matters. The board does not have the manpower to check the facts and could inadvertently spread inaccurate information.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report, Louse Whitt

Treasurer Whitt presented the Board with a reserve fund status report providing values and interest rates of investments. Based on expected 2012 reserve projects and low interest rates on cd's and money markets, it was agreed that there would be no changes to where money is currently invested. The interest rates will be looked at again in a month to make sure there are no changes.

Planning and Development, Lou Tobat

The community has been marked with paint and flags to mark underground utilities. As part of the design phase of widening Rolling Road, they will be conducting test hole drilling. A meeting to discuss the Phase III completion of the Fairfax County Parkway is scheduled for March 21st.

Community Manager (CM) Report, Lori Randall

- *General*
 1. *NCA Vehicle Tickets: 0*
 2. *Disclosure inspection(s): 7703 Matisse, 8453 Brainerd*
 3. *Exterior Project Requests: 2*
 4. *Ordered men's pool house shower stalls. Materials have arrived. To be installed shortly.*

5. Mailbox landings finished throughout the community.
6. Commuter surveys forwarded to County.
7. New recycling totes delivered to single family section. Townhouse should get theirs first week of March.
8. Resident volunteered to run annual Egg Hunt on March 31st.
9. Weather is breaking and office is being more active in sending letters out on architectural violations.
10. Pool registrations and rules went out in March newsletter.
11. New pump room, chlorine room and lifeguard room doors installed.
12. Fairfax County grant denied. 72 applicants, 31 approved.

- *Complaints/Issues/Comments*

1. NCA office should contact new owners/tenants about community rules when they move in. NCA doesn't have a Welcoming Committee but would support one if someone wants to take the lead.
2. Neighbors are parking in another resident's parking spot. Resident can call Dominion Towing and have any car towed from their assigned spot.
3. Getty Court tot lot swing set sways.
4. Dog poop not being picked up along Delong especially at Kitchener (across from Lodge).

Additionally, the CM reported that of the 524 town homes, only 29 requested the larger recycling totes. Three totes of the 85 in the single family section were returned.

A resident also brought it to the CM attention that the monument between Godolphin and the power lines has missing bricks and needs repair. A resident on Godolphin was burglarized in the last week. A computer was stolen. A resident complained that their vehicle is not required to have a current state safety inspection because it has dealer tags. The CM will follow up on all these items and look at the swing set and provide the Board with more information.

GENERAL BUSINESS -- Old

Security cameras on Resident's Homes – The Board reviewed comments from NCA's attorney. This is an architectural issue, not a legal issue. The CM will draft two policies for inclusion in the Architectural Standards for further discussion.

GENERAL BUSINESS -- New

Provision for Doubtful Accounts – The year end financials are not finalized until the Board makes a decision on the recommendation to increase the provision for doubtful accounts. The Board was provided a significant amount of information and needs more time to review what was provided.

Engineer's Response (concrete pad, s-turn) – The Board read the notes of a conversation the CM had with Greg Budnik of GJB Engineering regarding the erosion of the stream bed that is now too close to the walking path. The Board would like more information on the codes for stream crossings on the path. They believe a written report with a recommendation on how to proceed is best and would like to know how many hours that would take. Secretary Smith made a motion to not exceed \$1000 for an engineer's report regarding corrections to the path, specifically how to stop erosion of the s-turn. Vice President Brustman seconded the motion. Vote: 5 yes. The Board would like the report by next month.

The Board read the notes of a conversation the CM had with Greg Budnik of GJB Engineering regarding the concrete pad on common grounds behind a home. The Board will revisit the topic in six months.

Recycling: Customer Education and Awareness – This half hour presentation is being considered for the annual meeting.

Treasurer Whitt saw a letter being signed and expressed concern about whether the violation being cited existed at the time the home was purchased. There was disagreement on the interpretation of the Virginia POA as to whether violations missing in a disclosure packet could later be cited. The Board discussed this in detail. Secretary Smith made a motion to delay sending the violation letter until the Board reviews a disclosure inspection report and NCA gets a legal opinion. Treasurer Whitt seconded the motion. Vote: 2 yes, 3 no. Motion did not pass. Vice President Brustman made a motion to send the violation letter and look into the wording in disclosure packets. Director Stiteler seconded the motion. Vote: 3 yes, 2 no. Motion passed.

The Board adjourned to Executive Session at 9:17 pm for a quick discussion on hearings.

Regarding Lots 540 and 557, President Jernigan made a motion to assess a \$50 charge for trash violations. Treasurer Whitt seconded the motion. Vote: 5 yes.

Secretary Smith made a motion to adjourn the meeting at 9:40 pm. President Jernigan seconded it. Vote: 5 yes