

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – June 6, 2012
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:03 pm President Sarah Jernigan called the meeting to order. Board members present were President Sarah Jernigan, Vice President Brustman, Secretary Mike Smith, Treasurer Louise Whitt, Director Matthew Reid, and Director John Stiteler (at 7:20 pm).

PRESIDENT'S COMMENTS

President Jernigan informed everyone that Terra Grande has prepared their response to the Rolling Road committee and NCA will need to do the same. This will be discussed further during the Planning and Development Committee report.

APPROVAL OF MINUTES

Treasurer Whitt asked for clarification on the wording regarding the Provision for Doubtful Accounts under New Business in the May 2nd minutes. Words were added to clarify the understanding of what changes were made. Treasurer Whitt made a motion to accept the minutes of the May 2, 2012 meeting with changes discussed. Secretary Smith seconded the motion. Vote 5 yes.

HEARINGS

No one from lots 167, 523, 39,329, 567, 605 or 25 were in attendance. A resident who had a hearing last month asked the Board to reconsider the violation charge because he believes the trash was left out because the contractor did not pick it up. The resident was told he should have called the community office if trash was not picked up on trash day.

COMMUNITY FORUM

A resident stated she liked the improvement at the ball field with the new fence and backstop. She recommended that NCA use larger, clearer signs in the medians and maybe even a permanent fixture for making community announcements. The Community Manager will look into new signs. There was a conversation about yard sales that are prohibited on common grounds, but can be in individual's front yards. It was recommended that the community yard sale be in a designated section of common area on each street, not at the pool parking lot.

A resident received an architectural violation letter and wanted to explain the various fence heights on his property and the need for a window air conditioner. He also wants to brick over a lower window on his unit.

Another person commented on the pile of trash in the neighbor's back yard from renovations. The CM will go look at it.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report, Louse Whitt

Treasurer Whitt stated that CPI-U is slightly up. The budget committee will work on a draft for the August meeting. She asked if the Board still agrees with adding money to the eminent domain line in the reserves since the latest design for the widening of Rolling Road does not go through the pool.

Neighborhood Watch, Mike Smith

There have been only two patrols since Memorial weekend. There are only three volunteers and one has not been out yet. Once the car magnets are being used, it is hoped that more people will be aware of the start of Neighborhood Watch and volunteer. No one will carry weapons. Years ago McDonalds offered free coffee to those on Neighborhood watch patrol.

Community Manager (CM) Report, Lori Randall

- *General*

1. *NCA Vehicle Tickets: 1*
2. *Disclosure inspection(s): 8373 Luce, 7842 Godolphin*
3. *Exterior Project Requests: 4*
4. *Ball field fence replacement completed (\$14,100 approved, total cost \$12,400)*
5. *Looked at tot lot on Brandeis. Will add to project to repair/improve.*
6. *RFP for Durer Court project finalized and being distributed to contractors. Have received one bid.*
7. *Happy 40th NCA – Family picnic at pool in July followed by an adult only social or keep separate. Any suggestions? Incorporate renaming of community room also? Signs are in.*
8. *Neighborhood Watch magnets ordered.*
9. *Miscellaneous repairs at pool house (painted shower floors, repaired lifeguard stand umbrella holders, painted new doors and picnic tables, replace door stops). Having problems with automatic chlorinator.*
10. *Total pool registrations as of 6/2/12: 294*
11. *REMINDER: Next meeting is July 11th, not 4th.*

- *Resident Complaints/Issues/Comments*

1. *Tree branch encroaching on back yard.*
2. *Brandeis – dogs pooping in her yard.*
3. *Brandies – unhappy with complaints about children playing in street as well as lack of management efforts to control dog poop, control speeders, the condition of tot lots and large rocks used in drainage culverts.*
4. *Inconvenient that office is not open the first day the pool is open (Memorial weekend).*
5. *Broken trash can at Marconi tot lot.*

The CM received more than one bid for replacing Durer Court asphalt and concrete and gave the Board a breakdown of costs. Option 1 ranges from \$100K to \$108K. Option 2 ranges from \$145K to \$174K. Option 3 ranges from \$202K to \$270K. The engineer will be asked to attend next month's meeting to give a summary of the options and a recommendation. A copy of the RFP will be sent to everyone to review. A resident also asked for a copy.

Community room renaming will occur at the annual meeting.

Planning and Development, Lou Tobat

Lou Tobat provided an update on a meeting regarding Route 1 renovations at Hayfield High School which was well attended. Construction zone is from Telegraph Road up to Woodlawn. There was a lot of concern from Woodlawn Stables and historic societies.

Director Stiteler gave an update on the Rolling Road Committee. Each development on Rolling Road is to provide input on their opinion on what the next step is for addressing the County's design for Rolling Road. Director Stiteler has developed a detailed community boulevard plan with two lanes, turn lanes, bike path, sidewalks and lights and crosswalks at five intersections. The Board wants to get the community's opinion and discussed getting a survey out as soon as possible to provide a community opinion for the Rolling Road Committee's June 21st meeting. It is the Committee's plan to go to Gerry Hyland after all communities have provided input. It is possible to do a direct home mailing in two days. The CM will draft a survey, Sarah and John will proof. Director Reid will get a quote and the Board will be asked to vote by email.

GENERAL BUSINESS -- Old

S-turn in creek bed too close to path – At the last meeting the Board had not made a decision on the

next plan of action for dealing with the s-turn that is too close to the path. After further discussion the Board does not like the engineer's idea of turning over the area to the County. The Board approved \$15,000 to perform path work this year. The plan was to work on paths in the Euclid/Moline area but with this more urgent need elsewhere, the Board agreed that the engineers will be asked to provide an RFP for moving/repairing the path section in the woods. The CM will get the trees in the creek bed cut up and removed.

Roof/balcony modification on Gwynedd – Treasurer Whitt made a motion to allow the resident to cover the space above the balcony and add roofing shingles. Vice President Brustman seconded the motion. Vote: 6 yes.

Policy on Provisions for Doubtful Accounts – Changes to the policy were clarified. The mid year review is to compare to what was calculated for the current year. The November calculation, using September data is to change the calculation for the upcoming year. Words will be added to the policy so that future boards understand that the calculation is only a recommendation/guideline and is not a number that must be approved. A revised policy will be presented at the next meeting to vote on.

The Board adjourned to a short Executive Session at 9:15pm to discuss hearings.

The Board agreed to stand by their decision on the early trash violation from last month.

Regarding a resident's comments on his architectural violations. The Board felt that the different fence heights were acceptable but the gate height had to be fixed, the air conditioner must be moved to the rear of the home and he will not be allowed to brick over a window. He could put an exterior change request to replace all siding and cover the window at that point.

A board member asked the CM about mulch around a pine tree on Brandeis. This was not done by the community contractor.

Community Manager's Annual Review – President Jernigan asked that all Board members provide an email to her if any Board members want to comment on Lori's performance in the past year. All comments must be supported with details. The performance increase will have to be retroactive.

Vice President Brustman informed the Board that he will be going away on extended leave starting in August and believes it will be best to resign. He will also be unavailable for the July meeting. Director Reid's board position is the only one up for vote at the August meeting. He is undecided on whether he will run again or not.

Regarding Lot 167, Vice President Brustman made a motion to waive any assessment since the violation had been corrected. Treasurer Whitt seconded the motion. Vote: 5 yes, 1 no.

Regarding Lot 523, President Jernigan made a motion to assess single offense charge of \$50 for a rule violation. Vice President Jernigan seconded the motion. Vote: 6 yes.

Regarding Lot 39, Director Reid made a motion to assess a \$50 charge for a trash violation. Vice President Brustman seconded the motion. Vote: 6 yes.

Regarding Lots 329, 567 and 605, President Jernigan made a motion to assess a single offense charge of \$50 for a trash violation. Director Reid seconded the motion. Vote: 6 yes.

Regarding Lot 25, Director Reid made a motion to waive any assessment since the violation had been corrected. Vice President Brustman seconded the motion. Vote: 6 yes.

Secretary Smith made a motion to adjourn the meeting at 9:50 pm. Vice President Brustman seconded it. Vote: 6 yes