

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – September 21, 2013
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:00 pm President Michael Smith called the meeting to order. Other board members present were Vice President Beth Rodriguez, Treasurer/Secretary Louise Whitt, and Director Chris Hammel. Director Charles Thomas was not in attendance.

GENERAL BUSINESS -- New

2014 Draft Budget – The Board reviewed the draft budget presented to the Board by the budget committee. Major points of discussion included:

- Requirement for a reserve study in 2014
- Increasing the snow removal line
- The need for funding an architectural inspections line when no one has expressed interest in doing the job. The Board agreed these lines would be at zero but if someone were to take on the responsibility, it would be acceptable for the line to go over budget.
- Discussion of employee compensation lines continued from the monthly meeting. A new line was created for employee bonuses. It was stated the switch from hourly to salary is probably not feasible. A chart was provided that showed what the budget lines should be set at based on potential annual increases. Vice President Rodriguez made a motion to increase the employees pay by 5% on January 1, 2014. President Smith seconded the motion. Vote: 3 yes, 1 no. The budget lines do not need to be increased to cover this pay raise.
- There was discussion on the curb painting/mailbox landing line, common grounds improvements lines, and office expense lines, all three areas which had 50% cuts in their budget lines. These lines were discussed in conjunction with the increases to the attorney fees lines. In order to minimize the cuts to the improvements and office lines and maintain the increases to the attorney lines, the CM recommended a \$10,000 decrease to the common grounds reserve line. This seemed a fair approach considering \$60,000 was moved from operating to common ground reserves in 2013 as a one time infusion when deferred assessments were zeroed out and recorded as income.

After all adjustments, the budget currently shows a 1% increase for the townhomes and a 1.1% increase for the single family homes in line with the CPI-U increase of 1.1%.

Vice President Rodriguez made a motion to adjourn at 9:19 pm. President Smith seconded the motion. Vote: 4 yes.