

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – February 6, 2013
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:00 pm Vice President Smith called the meeting to order. Board members present were Vice President Mike Smith, Secretary Beth Rodriguez, and Treasurer Louise Whitt. President Sarah Jernigan and Director Matthew Reid were not in attendance.

PRESIDENT'S COMMENTS

Vice President Smith asked everyone to bear with him as this was the first time he has presided over a meeting. He wanted to emphasize that there needs to be more community involvements. There are five board members in regular monthly board attendance that make all the decisions in the community that affect everyone. The board has tried to reactivate committees but no one gets involved.

APPROVAL OF MINUTES

Vice President made a motion to accept the minutes of the January 2, 2013 meeting as written. Secretary Rodriguez seconded the motion. Vote: 3 yes.

RESIDENT'S OPPORTUNITY FOR A HEARING ON RULES VIOLATIONS

Vice President explained the process for hearings to those in attendance. Lot 116, 134, 463, 472, and 600 all had a representative to explain their case before the Board for early trash violations. Lot.

Lots 57, 113, 119, 296, 345, 444, 471, 475, 542, 571, 597, and 603 were not in attendance for trash violations. Lot 444 had called. Their hearing was postponed until next month.

Vice President Smith explained that NCA takes early trash violations seriously and residents need to read the information provided in the newsletter. When there is a change in the normal trash pick up schedule, they should call the office where a message will be posted when possible.

COMMUNITY FORUM

A resident stated that a few months ago her curb was replaced but the address has not been replaced. Also the sidewalk in front of her home has a dip where water collects.

A resident asked about the tot lot behind Durer Court. The steps were destroyed by a tree that fell. The structure is sound and the steps have been replaced with boards for kids to climb up. This is similar to a tot lot in another area. The CM is trying to get quotes to replace the swing sets in the community and also a quote for replacing the structure behind Durer. Unfortunately, playground contractors are not being responsive to requests for information.

A resident asked what could be done about woodpeckers on her home. Vice President Smith explained that woodpeckers are looking for insects in wood and she should contact a pest control company or siding company. The resident also stated that a tree branch from a community tree is hanging over her car in her parking space. The CM will go look at it.

A resident asked about dog poop on community property. This is a repetitive complaint and anyone who sees someone routinely walking their dog and not picking up after it should contact Animal Control.

COMMITTEE/BUSINESS REPORTS

Treasurers Report, Louise Whitt

Treasurer Whitt had no report but provided the Board with a newsletter article on TIPS investments.

Maintenance Committee, Lori Randall

Lori and Sarah presented the Board with a spreadsheet showing their recommendations for maintenance projects in 2013. Because they were short two members, the topic will be postponed until next month.

Community Manager (CM) Report, Lori Randall

General

- *Disclosure inspection(s): 8373 Luce*
- *Exterior Project Requests: 1*
- *Contacted three playground companies. One response/meeting. No Follow up by company.*
- *Worker's compensation insurance audit*
- *Researched signs (see attached)*
- *New light ordered for above meeting room door and at office door. Electrical problem with three lamp posts out at pool. – ongoing.*
- *RV lot follow up*
- *Maintenance Committee report prepared*
- *File drawer organization*

Resident Complaints/Issues/Comments

- *Results of hearing are not fair (placed back on agenda)*
- *Sidewalk has dip in it – Kitchener.*
- *State (DeLong, Lodge) and NCA streets after snow on January 24th were not clear quick enough. (Note: Snow started early morning hours. Salt/sand mix before sundown on 24th). Cost: \$665*
- *Abundance of raccoons in back yards. Please put article in newsletter about putting cat food out for feral cats since it attracts raccoons that are the number one carrier of rabies.*
- *Residents are putting trash out in open bags, not tying bags up. Trash left on ground.*

The CM provided the board with some information on sidewalk signs that could be used to replace poster board signs in the medians. Most don't have space for enough words to accommodate all the information needed to announce events and meetings. A marquee, like the elementary school has, would cost \$3,000 and up. One sign uses two inch letters as well as four inch letters. Secretary Rodriguez recommended using two inch vinyl letters on poster board to determine if that is a good size or not before committing to A-frame signs that cost \$130 each.

The cost to fix the lamp posts at the pool is \$1680. The quote was gotten from the electrician who has done most of the electrical work over the past two years for the community. Treasurer Whitt wanted a second quote on replacing the conduit for the three pool lights. She will provide the CM with the name of an electrician that she thinks will give a better price. The Board agreed to have an email vote after a second quote is provided instead of waiting until the next meeting.

GENERAL BUSINESS – Old

2013 Pool Rules – The pool rules were updated with the recommended changes by President Jernigan. Vice President Smith made a motion to approve the 2013 pool rules as presented. Treasurer Whitt seconded the motion. Vote: 3 yes.

GENERAL BUSINESS – New

Path RFP – The draft RFP was not available until the evening of the meeting. The Board agreed to take their copies home and review it for questions. Everyone would provide their questions within two weeks.

The Board convened to Executive Session to discuss rule violation hearings and legal recommendations at 7:39 pm.

The Board returned from Executive Session at 8:39 pm.

Regarding Lot 57 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 113 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 116 and their hearing on a trash violation, Vice President Smith made a motion to waive any charges. Secretary Rodriguez seconded the motion. Vote: 3 yes.

Regarding Lot 119 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 134 and their hearing on a trash violation, Vice President Smith made a motion to waive any charges. Secretary Rodriguez seconded the motion. Vote: 3 yes.

Regarding Lot 296 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 345 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 463 and their hearing on a trash violation, Vice President Smith made a motion to waive any charges. Secretary Rodriguez seconded the motion. Vote: 3 yes.

Regarding Lot 471 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 472 and their hearing on a trash violation, Vice President Smith made a motion to waive any charges. Secretary Rodriguez seconded the motion. Vote: 3 yes.

Regarding Lot 475 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 542 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 571 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 597 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess

the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 600 and their hearing on a trash violation, Vice President Smith made a motion to waive any charges. Secretary Rodriguez seconded the motion. Vote: 3 yes.

Regarding Lot 603 and their hearing on a trash violation, Secretary Rodriguez made a motion to assess the resident \$50 for the trash violation. Vice President Smith seconded the motion. Vote: 3 yes.

Regarding Lot 371 and their appeal, Secretary Rodriguez made a motion to waive the trash violation charge. Vice President Smith seconded the motion. Vote: 2 yes, 1 no. Motion passed.

There is a balance of \$246.29 on a property that was foreclosed and the residents have moved. The attorney has recommended the Board write off the balance and not incur any more legal fees on this account. Secretary Rodriguez made a motion to accept the attorney recommendation. Vice President Smith seconded the motion. Vote: 3 yes.

The Board reviewed the email response from NCA's collection attorney regarding delinquent accounts. There was discussion on what a non-judicial foreclosure is. When the attorney recommends one, the board will get that explanation. The Board agreed to give the attorney more time to manage the accounts and will revisit the subject in May.

The Board adjourned the meeting at 8:53 pm.