

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – January 2, 2013
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:05 pm President Sarah Jernigan called the meeting to order. Board members present were President Sarah Jernigan, Vice President Mike Smith, Secretary Beth Rodriguez, Treasurer Louise Whitt, and Director Matthew Reid.

APPROVAL OF MINUTES

Treasurer Whitt raised the question as to whether the dollar amounts approved for the employee bonuses should be included in the December minutes. The CM noted that this item of business is personal, the amounts were not in the minutes last year and there is no requirement that they be included. Director Reid made a motion to accept the minutes of the December 5th meeting as written. President Jernigan seconded the motion. Vote: 3 yes, 2 no. Motion passed.

RESIDENT'S OPPORTUNITY FOR A HEARING ON RULES VIOLATIONS

Lot 371 requested to appeal the ruling on their hearing from last month. Their trash was not picked up on the Tuesday of the Sandy storm and they felt they were not provided enough information to know that it should not have been placed out for pick up.

Lot 597 is new to the community and they were not aware of the times when trash could be put out.

Lot 264 lives out of town and sent a letter to the Board regarding their hearing on an architectural violation.

Lot 260 was not in attendance for a hearing on an architectural violation.

COMMUNITY FORUM

A resident stated that the January newsletter had information about holiday trash pick up but was received too late on their door for it to be effective. The CM noted that the holiday trash schedule had been published in both the November newsletter (which was on everyone's door at the end of October) and the December newsletter. The resident also asked if there was any follow up on the request to get better signs than the hand written notices for parties. The CM noted she has not found a sign that will provide enough space to include everything she writes on a poster board sign. Cost should be expected to be about \$300 per sign and NCA would need three.

COMMITTEE/BUSINESS REPORTS

Community Manager (CM) Report, Lori Randall

General

- *Disclosure inspection(s): 7896 Godolphin Drive, 8433 Kitchener*
- *Contacted three playground companies. One response/meeting.*
- *Removing Earthlink account as primary email. Switching to web address only. Will save \$23 per month once Earthlink is cancelled.*
- *When we replace computer, we don't need much storage or anything complicated. An upgrade of the CPU at a cost of about \$500 plus upgrade of windows is all that is needed.*
- *Expect net income position in operating budget for the year. CM approximates it at \$5K.*

Resident Complaints/Issues/Comments

- *We should remind everyone about revised trash schedule over the holidays through voice mail and signs.*
- *Towing company towed on Christmas, drives too fast and goes against one way when on NCA streets.*

Additionally, the CM stated that some residents disregarded signs, notices in the newsletter and office voice mail messages that there was no trash pick up on Christmas day or New Year's day. Many trash letters will be going out.

There are multiple lights out around the pool and the electrician is scheduled to come in Friday to fix the problems.

Regarding a new office computer, Vice President Smith recommended a basic computer but to get at least 16 Gb RAM.

GENERAL BUSINESS – Old

None

GENERAL BUSINESS – New

2013 Pool Rules – President Jernigan only had one comment and that was to add a sentence about the timing for residents to receive their pool passes who are delinquent but pay their assessments by check when it is time to pick pool passes up. She wanted it stated that pool passes won't be released until the check has time to clear and Summit can verify receipt of funds.

The Board convened to Executive Session to discuss rule violation hearings and delinquent accounts with the collection attorney.

The Board returned from Executive Session at 9:20 pm.

President Jernigan made a motion to send an email to NCA's collection attorney with four general questions about liens, time lags, reporting to credit bureau and credit card fees. Vice President Smith seconded the motion. Vote: 5 yes.

Lot 371 and their appeal, Secretary Rodriguez made a motion that the previous vote stands to assess the resident \$50. Vice President Smith seconded the motion. Vote: 4 yes, 1 abstain.

Lot 597 and their hearing on a trash violation, Vice President Smith made a motion to assess a \$50 charge for the trash violation. Treasurer Whitt seconded the motion. Vote: 3 yes, 1 no, 1 abstain. Motion passes.

Lot 260 had a hearing on an architectural violation. Secretary Rodriguez made a motion to assess a charge of \$10 a day beginning April 1. Vice President Smith seconded the motion. Vote: 5 yes.

Lot 264 had a hearing on an architectural violation. Director Reid made a motion to assess a charge of \$10 a day beginning April 1. Secretary Rodriguez seconded the motion. Vote: 5 yes.

The Board adjourned the meeting at 9:27 pm.