

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – September 2, 2015
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:00 pm President Beth Rodriguez called the meeting to order. Board members present were President Beth Rodriguez, Vice President Kevin Benore, Treasurer Louise Whitt, Secretary Chris Hammel, and Director Florence Smoczynski.

PRESIDENT'S COMMENTS

After the annual meeting in August, the Board met and elected officers. There were no changes in officers from the previous year.

APPROVAL OF MINUTES

Vice President Benore made a motion to accept the August 5th monthly board meeting minutes. Director Smoczynski seconded the motion. Vote: 5 yes. Vice president Benore made a motion to accept the August 5th monthly board meeting executive session minutes as written. President Rodriguez seconded the motion. Vote: 5 yes.

COMMUNITY FORUM

A resident had a list of items that he wanted to address with the Board. First, he had a concern about the conduct and results of the elections at the annual meeting of NCA members. He felt because there were four board vacancies, all four individuals who ran for election to the board should be able to be elected by the members. It was explained that there were only two positions up for election, which was documented in the annual meeting letter to all homeowners, and the majority votes dictated who was elected. It is ~~a~~ currently a seven member board. In 2008 two positions were added to make it a nine member board but two positions were eliminated in 2010 because there was not enough interest to keep positions filled. There are two board positions that had been vacated mid-term and the board can appoint to fill them. Second, he had a concern that the Community Manager voiced 'serious concerns' that Mike Smith wanted to return to the Board. He felt this was inappropriate and the behavior should be considered when her contract was up for renewal. Third, he had a concern that the Community Manager was in the distribution of all emails sent to board@newingtoncommunity.org and this was not known to members of the community. The CM stated that her job is to be the liaison between the residents and the Board. It was suggested that the website could be modified so that residents understood who was in the distribution of emails sent to Board@newingtoncommunity.org. The resident also was concerned that the Community Manager was automatically included in the Executive Session part of the Board meetings and was influencing the Board. It was stated that the CM takes minutes and provides information (pictures, files) to the Board and they can invite whom they want into Executive Session. Additionally, he wanted to discuss the use of doorhangers. He felt they were the more neighborly thing to do when dealing with all violations. He also felt the Covenants Committee should look at revising the Bylaws.

A resident who ran for election also wanted to express his opinion that the CM made a statement at the annual meeting that made him look bad. There was discussion on whether the CM should have to share details of what her 'serious concerns' were. She stated she was the victim in a situation based on the behavior of this resident who a board member at the time and should not be subjected to the animosity being directed towards her in an open meeting.

Mark Polansky of Godolphin Drive stated he was interested in filling a vacant board position.

HEARINGS

Lots 138, 149 and 579 all had a scheduled hearing as an opportunity to comment on a rule violation but were not in attendance. Lot 343 was in attendance.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report, Louise Whitt

A draft of the budget committee's 2015 budget was presented to the Board with an updated to the financials column. Treasurer Whitt asked if the Board wanted a line for Non-judicial foreclosure and if not, would revise the budget. The Board discussed having their annual board meeting to discuss only the budget. They scheduled a date of September 23rd at 7 pm. The CM also had worked on the budget and was in the agenda. All budget discussions will take place at the scheduled meeting. The budget committee's draft budget will be the starting point for the discussions.

Community Manager (CM) Report, Lori Randall

General

- *Disclosure Packets: 8322 Moline, 8416 Red Ash*
- *Asphalt paths/stream crossing update: County has approved bridge design. Bid accepted by board. Contract requested. Owner is very sick.*
- *Survey ends August 30th: 50 electronic, 25 paper (note this statistic for comments on non-paper newsletters)*
- *Tennis courts update: work started 8/25/15 and completed*
- *Door to door architectural inspections: started on Kitchener*
- *Yellow curb painting scheduled for September 8 – 11 in all of Newington Place (four plexes)*
- *Broken electrical line for pool lights fixed.*
- *Annual meeting*
- *Noticed roll off on Brandeis way. Already starting to dent the asphalt. Hand delivered letter to have it removed.*
- *Requested committees submit minutes of their committee meetings to the office.*
- *Drive through and pictures of Luce and Kitchener/Brainerd blank parking spaces*
- *Planning landscaping for Brandeis and Euclid as part of common grounds improvements for 2015. Met with Blade Runners and have a quote that works within the budget. Pics*
- *Water main break on Durer. More street damage than is being repaired by FCWA. Happened to be on street today, 9/2, and they were repairing where patch was. Was able to show damaged asphalt from break (near 7741 Durer) down beyond previous patch toward storm drain (7701 Durer). They were willing to repair all damaged asphalt shown to them. Had to tow one parallel parking vehicle to pool parking lot to accommodate.*

Resident Complaints/Issues/Comments

- *Two residents monopolizing blank parking spaces on Kitchener*
- *Can a resident who is selling transfer their credits to another resident? Only if credits were purchased in current pool season.*
- *Brainerd blank space still being monopolized.*
- *Party at pool and guards did not enforce rules. Throwing of people, running, playing in lap lane.*
- *Back yard on Kitchener full of trash. Effects value of his home which will be up for sale soon.*
- *All blank spaces are being used by one home on Luce. Can the blank spaces be labeled as 'visitor' or 'guest'. Thinks 14 days without moving is too long.*

- *Tree branch from common ground tree affecting fence. Kitchener.*
- *Resident frequently gets out of car and drops trash on ground. Can this be treated like a trash violation?*
- *Snake in back yard of Finlay that community should be aware of.*
- *People claiming to be door to door sales persons. Not well dressed, messy, walking around backs of homes.*
- *Request that the workers shredding trees in community, dump mulch in his yard. [gave information so he can contact tree company directly.]*
- *Resident responded to the parking issues noted in last month's minutes on the use of blank spaces on Brainerd Court.*
- *Resident asked about tree removal around his home. One appears to be his and others are in healthy condition.*

Additionally, it was noted that if the path project is not started soon, there should be signs put up. The CM gave the Board the results of the Brandeis survey. There were seven responses from the 60 homes. A naturalist at Hidden Pond Nature Center confirmed that the picture sent to him was a Northern Copperhead. It was also noted that there should be information in the newsletter about the recent solicitors that didn't appear to be solicitors. The CM asked the board if there were any objects to the common ground improvements she has planned for Brandeis and Euclid. There weren't any.

Planning and Development, Lou Tobat

Lou noted the ongoing construction around Ft. Belvoir at Route 1. He stated the Tulley gate was closing at night. A second bridge is being built over the creek just before Tully gate and all traffic both ways is going over the new bridge and all buildings just in front of the entrance to Tulley gate including the Hess Gas Station have been demolished. Traffic does build up during rush hour at the Tulley gate because of the new system of checking ID cards at the gate and having to wait for the bar to be lifted which takes about 20 seconds for each vehicle

Amending CCRs Committee, Beth Rodriguez

Beth reported that the Amending CCRs Committee met twice in August. In both meetings discussion was about how best to merge the covenants for the single family houses and the townhouses. In the later meeting there was also discussion regarding satellite dishes and ham radio antennae. It was felt that prohibition for satellite dishes violates federal law. However covenants regarding ham radio antennae should be considered as our community has 6+ ham radio operators. Next meeting of the Amending CCRs Committee is September 22, 2015 @7:00 pm.

GENERAL BUSINESS – New

Draft Budget – Management Report – Board's special meeting to discuss the budget scheduled for September 23rd.

Driving on Common Ground and Subsequent Damage -- A truck drove on the common grounds at the corner of Moline and Northumberland. A letter was sent to the company and the resident who was having work done. There was been no response. The CM provided the Board quotes to either repair it with sod or repair it with seed. Director Smoczynski made a motion to expend \$1788 to have the common grounds repaired with seed. Vice President Benore seconded the motion. Vote: 4 yes, 1 no. Vice President Benore made a motion to send a letter to the corporate headquarters regarding the lack of response from the franchise company that drove on common grounds. Secretary Hammel seconded the motion. Vote: 5 yes.

As a last item of business, the Community Manager wanted to inform the Board that there is a Code of Conduct that Board members sign that addresses how Board members act toward residents and other Board members but doesn't cover how Board members must treat employees. The CM was asked to prepare something and discussion included acceptable actions from vendors and contractors and safety concerns. The Board stated that until that was developed the employees should feel they can bring their grievances to the Board.

At 9:35 pm Secretary Hammel made a motion to convene to executive session to discuss hearings. Director Smoczynski seconded the motion. Vote: 5 yes.

At 10:06 pm Secretary Hammel made a motion for the Board to reconvene to the regular meeting. Director Smoczynski seconded the motion. Vote: 5 yes.

Regarding Mark Polansky's offer to join the Board, Director Smoczynski made a motion to have Mark fill a board vacancy that expires in September, 2016. Vice President Benore seconded the motion. Vote: 5 yes.

Regarding Lot 343, Vice President Benore made a motion to assess \$10 a day starting November 2, 2015, and up to ninety days. Director Smoczynski seconded the motion. Vote: 4 yes, 1 no.

Regarding Lot 138, Vice President Benore made a motion to not assess a charge since the rear siding has now been cleaned. Director Smoczynski seconded the motion. Vote: 4 yes, 1 no.

Regarding Lot 149, Vice President Benore made a motion to assess a \$50 charge for driving on common grounds. President Rodriguez seconded the motion. Vote: 3 yes, 1 no, 1 abstain (Hammel)

Regarding Lot 579, Vice President Benore made a motion to assess a \$50 charge for putting trash out early. President Rodriguez seconded the motion. Vote: 4 yes, 1 no.

The CM reminded the Board they need to address the concerns brought up in Community Forum. The Board agreed that the following needed to be added to the agenda: review of bylaws and election procedure for 2015 annual meeting, emails to the board email address, and doorhangers. Additionally, Secretary Hammel would like the recording of minority votes to be an agenda item.

At 10:10 pm Director Smoczynski a motion to adjourn. President Rodriguez seconded the motion. Vote: 5 yes.