

NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – September 23, 2015  
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:15 pm President Beth Rodriguez called the meeting to order. Other board members present were Vice President Kevin Benore, Treasurer Louise Whitt, and Secretary Chris Hammel. Directors Mark Polansky and Flo Smoczynski were not in attendance.

GENERAL BUSINESS -- New

2016 Draft Budget – The budget committee chair, Treasurer Whitt, reviewed the draft budget with the board. Management provided their recommended changes to the budget. Major points of discussion included:

- Aligned budget of utility expenses (water, electricity, phone) to actuals.
- Common Ground maintenance lines including improvements, replacement trees, general repairs and tree removal will be left same as 2015 except for \$1,000 reduction of improvement line.
- The snow removal line. Will be left same as 2015.
- Curb painting. This line can be reduced because minimal painting is needed for next year. The street/curb reserve line was increased. Durer is being considered for yellow curb painting only.
- Newsletter printing, ADP service costs, Audit and Tax prep, delinquency processing, and Summit's postage budget lines were adjusted to coincide with actuals.
- Recreation Activities and office equipment were left the same as 2015.
- The late fees income was adjusted slightly.

After all adjustments, the budget currently shows a .46% increase for the townhomes and a .45% increase for the single family homes in line with the CPI-U increase. Pending the Board's discussion at the October board meeting, the budget will be in the November newsletter and up for vote at the November monthly board meeting.

The meeting adjourned at 8.55 pm.