

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
January 4th, 2023 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:02 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Treasurer Phil Space, Director Daniel Bojanini, and Secretary Cate Reich

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS: Happy Holidays and Happy New Year to all!

COMMUNITY FORUM:

A resident reported police activity on Luce Ct, increase in nefarious activity and stolen cars over the holidays. Mentioned Flock cameras [Board to research feasibility].

Question about tree replacements in the community

Resident asked if new in-ground trash cans previously discussed by the board are part of the current contract.

Resident asked if an article can be placed in the newsletter.

APPROVAL OF MINUTES:

Annual Meeting – Minutes accepted, vote tally to be completed
December Minutes – passed by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer – None
Environmental – None
Maintenance – None
Planning & Development – Happy Holidays to all.
Welcoming Committee – Next meeting planned for March
Neighborhood Watch – Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

None

Financial Review

Financial Highlights. November financials were forwarded to the board on December 28th.

Resale Inspections

2 disclosure inspections in last month

Homeowner Communications

- Bee hive/wasp nest reported in tree on Moline. [Nest is too high to be of concern and paper wasps vacate nest in winter and do not return. The weather will eventually destroy the nest.]
- Resident in townhomes has not had his yard debris picked up despite management's attempts to get it removed. He believes the association should relook at how yard waste is handled.
- Homeowner expressed concern with how Lodge Court circle has become a parking lot for commercial vehicles.
- Resident who was towed believes the association should issue warning tickets.
- Resident reported fire lane sign being vandalized on Matisse. [to be looked at]
- Homeowner stated his parking space is mistaken as a visitor space because it is a parallel space on Luce. [Painted RESERVED in orange paint next to number.]
- Homeowner who won large RV parking space would like to trade with other long space winner. [Recommended he reach out to tenant directly]

Other Management Actions

- Several letters were mailed to homeowners with recycling violations in the community.
- Audit rep letter signed and sent to auditor. Awaiting final audit for files.
- Set up Outlook distribution list for notices of newsletter availability to various elected officials and heads of local schools per the newsletter policy.
- Replacement Welcoming Committee magnets received.
- Notice received of upcoming insurance audit.
- Reported possible pipe burst in vacant home to County's management company.
- Reviewed newsletter and minutes.
- Follow up with Patriot regarding their 'no glass with recycling' directive. Patriot will not revise the contract but put additional language into the special instructions section of the first page of their contract.
- Provided EV contractor information to board. No HOA apps information was available.
- Fully signed resolution on Animal Control's access to common areas signed and forwarded.
- Reported missed tot lot can located between Brandeis and LeMoyne.

OLD BUSINESS

Maintenance – Operating

2023 Curb Painting

See Motions

Replacement Trees

Waiting for proposal

Pool signs: new signs will be installed in the Spring.

Street signs: To be installed by John W and John K at entrances. Contractor provided a reduced quote for just fire lane post removals in the community of which there are approximately 150. To be discussed after entrance installations are complete.

EV Charging Station Policy

See Motions

Pool Passes

HOA mobile applications to be considered. Tabled.

Maintenance – Reserves

Engineer to provide specification report.

Trash Policy

See Motions

Trash Issue

Focus still on policy enforcement and consideration of alcoves for can storage on each street.

Management Contract

Minor changes to the contract to include monthly follow-ups and targeted site visits (vice regularly scheduled visits).

Distribution Lists

Newsletter to be distributed via Vantaca and the in-house distribution lists.

NEW BUSINESS

EV Charge Station Installation on Common

Tabled until after community survey

Outsource Minute Preparation

Not a consideration at this point.

Newsletter Procedures Policy

To be revised

Pool Contract

See Motions

Pool Rules

To be updated to clarify teen access, abilities, and limitations

Community Survey

To be drafted to distribute with the annual meeting letters

Motions

- Motion: To accept the curb painting proposal as is at a cost of \$8,622. Made by President Kylis, second by Treasurer Space. Vote: 5 yes 0 no
- Motion: To approve the EV policy from legal to be printed in the newsletter before voting next month. Made by President Kylis, second by Treasurer Space. Vote: 5 yes 0 no.
- Motion: To accept edited trash policy as revised by Management. Made by President Kylis, second by Treasurer Space. Vote 5 yes 0 no
- Motion: To alter pool contract for an increase of \$1000 due to Titan typo in original contract. Made by President Kylis, second by VP Woods. Vote 5 yes 0 no

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:20 pm to discuss architectural violations. The board reconvened to open session at 8:25

ADJOURNMENT: The Board adjourned at 8:26 pm

Minutes prepared by President Kylis and Secretary Reich