

NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
December 6, 2023 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:04 pm.

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

MANAGEMENT PRESENT: None

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: Welcome everyone and thank you for joining the meeting. The NCA Holiday party is scheduled for Friday December 15th at Saratoga elementary cafeteria, 6:30pm.

COMMUNITY FORUM:

A resident expressed interest in joining the Board but strictly for the Treasurer position.

A resident clarified how the Board positions are decided and the elections at the Annual Meeting.

HEARINGS: None

APPROVAL OF MINUTES:

October revised and November minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: The budget is on track for year end, a significant delinquent account has been settled.

Environmental: None

Maintenance: None

Planning & Development: None

Welcoming: 2 new residents in November, 1 in December

Architectural Advisory: None

Neighborhood Watch: Chair needed

Management Contract Committee: Next meeting will be after the new year where we will begin inviting representatives from Management Companies to pitch their services.

Recreation: Holiday party volunteers needed, see signup genius on the website.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

Request from resident to prune common tree at their expense on Brandeis. 5 yes documented in ES.

Financial Review

Financial Highlights. October financials were forwarded to the Board on 11/27/23. Balance and income statement on Vantaca.

Resale Inspections

8576 Gwynedd

Homeowner Communications

- Concern about HOA assessment increase. [explanation of HOA expenses provided]
- Resent request to Dominion for light out on Luce Court.
- Homeowner was disappointed tree was removed. [if contractor can get a stump grinder to location, the stump will be ground down. Tree was not in good condition.]
- Sidewalk along Northumberland from Godolphin to ballfield is full of pine needles. [state road but will see if Blade Runners has on action list during leaf removal.]
- Repeat complaint of faded parking lines on Durer. [management approved contractor to fix.]
- Telephone tag with homeowner upset their vehicle was towed for expired tags when she had placed the order for new tags but had not received stickers.
- Home on Red Ash missed in 11/4 leaf pick up.
- 25 tags put on trash cans first week of November by T. Queen.

Other Management Actions

- Annual assessment notice letters in mail before Thanksgiving.
- Requested again to Police parking enforcement for trailer and vehicle on jack stand on Lodge Ct. [they stated they would issue a 15-day tow tag.]
- Payment of final online invoice from fire marshall for signage inspection.
- Looked into report of trees installed on Northumberland [confirmed and emailed Blade Runners on placement.]
- Plumber replaced brass cap on water heater to stop dripping from water heater.
- After pictures and assessment of electrical panel in pool pump room from board member, electrician scheduled to look in pump room to assess breaker box situation. [see old business]
- Conversations with attorney on three subjects, large unpaid balance from Moline foreclosure, HUD complaint for Fair Housing modification, and how to handle homes that develop violations between disclosure inspection and settlement.
- Awaiting insurance response on impact of allowing alcohol at community pool. Pool contractor responded: *"My main concern is that alcohol consumption has been the main disciplinary issue at the pool for the past several years. I'd prefer the underage guards not have to deal with an additional, already contentious issue that causes the most problems and in addition poses a health and safety risk."*
- New management agreement fully executed.
- Snow contract executed.
- Old picnic tables removed from pool area.
- Executed reserve study proposal and sent to contractor.
- Follow up with Blade Runners on what trees were installed on Northumberland and how to get one moved.

OLD BUSINESS

Maintenance – Operating

Street signs: Volunteers will be used for removal of all old fire lane signs.

2023-2024 Improvement Plans: Management has created a recommendation list for 2024, determining cost.

Tree Work: Management continues to maintain a tree maintenance tracking list, determining cost.

Trash Issues: Ongoing effort, street ambassadors to be POC for 'on the ground' contact for providing information about issues.

Pool Furniture: Waiting for input from Pool Committee.

Pool Leak: Pending response from Pool Services of Arlington.

Pool Picnic Tables: Table moved to Getty tot lot, all others disposed. Thank you Tom and Tina!

Survey: Survey results posted on the website.

Pool Electrical Box: Inquiry needed to contractor about non-corrosive materials.

NEW BUSINESS

Office: NCA Zoom account for use by Committees, need to establish a written policy for terms of use.

MOTIONS

- **Motion** to approve the Recreation Committee to spend the remainder of the 2023 budget for recreational activities for the Holiday Party, made by President Kylis, second by Treasurer Space. Vote: 4 yes, 0 no.

ADJOURNMENT: The Board adjourned at 7:45 pm

Minutes prepared by President Kylis