

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
February 1st, 2023 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:04 pm. This meeting is recorded for minute taking purposes.

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: Welcome all and thank you for joining the meeting.

COMMUNITY FORUM:

A resident reported algae-like growth on a couple homes on Matisse.

A resident requested the Newsletter posting notice and hard copies at the office be made available earlier.

A resident noted the EV Charging Station-Policy allows homeowners to install the outlet but they are not allowed to run cables on common ground which means that the townhomes would not be able to use their outlets but the single family homes would be.

A resident is not in favor of trash enclosures in our community. The Board needs to focus on enforcing the rules throughout the community, not just in the townhomes.

A resident does not support Board's decisions to halt the printing and delivering of newsletters. Recommends that the community manager email the newsletter to the "non-residents on the distribution list" (Appendix C).

Homeowner is not in agreement with the proposal of changes for the RV Parking Lot due to concerns of available spaces and current policy. Asks the association to promote the RV Parking Lot to attract additional users.

APPROVAL OF MINUTES:

January Minutes – passed by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer – Currently tracking interest rates and best available options for future CDs

Environmental – Spring Clean Up Event TBD, April timeframe.

Maintenance – To check out street signs and track what new signs need to be ordered

Planning & Development – None

Welcoming Committee – New residents: Dec 2022 – 4, Jan 0223 – 2. Decided to hold off delivery of Welcome packets to the December and October/November residents until new magnets were available, which they now are. Our present inventory includes 2 complete Welcome packages. We may need to purchase more Starbucks gift cards. I will check with Tina on inventory of the gift cards as she purchases and keeps the cards. More bags used to enclose information need to be purchased too.

Next meeting is scheduled for March 23 at 7PM. Question was posed about what media to use to hold the meeting; John volunteered his Zoom account for the meeting.

Neighborhood Watch – Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

None

Financial Review

Financial Highlights. December financials will not be available until after February 15th due to delay to complete year end financials with all 2022 expenses.

Resale Inspections

3 disclosure inspections in last month

Homeowner Communications

- With the end of the newsletter distribution, are there any community volunteer opportunities for homeowner's 11 year old daughter? [Environment Committee has opportunities for litter clean up.]
- Homeowner expressed concerns that the board is not verbally reporting information they have access to. [board package will be available on Vantaca each month for residents.]
 - Patriot is not doing a good job of cleaning what falls out of trash cans.
 - Consideration of adding three community cans at Delong/Durer, Rowanta/Eucalyptus, and Euclid/Northumberland. [see new business]
- Can residents put car covers on their vehicles. [yes, however, the association has the right to lift them to look for safety inspections and license plate expirations.]
- Can a resident call the tow company if another resident blocks their parking space? [yes]
- Vehicle broken into on Delong [resident reported to police]
- Person is parking in parking space of empty home [management looked for car to see if there was a violation. Otherwise, homeowner can call police if illegal activity is witnessed.]
- Bulk trash out on Moline for two weeks and truck is not parking between lines. [to be looked at]
- Homeowner's sewer pipes were replaced. Tree roots were issue. Homeowner wants to know if association pays for damage or will remove tree. [association is not responsible for damage and information and pictures should be provided to support request for tree to be removed.]

Other Management Actions

- Trailer towed from RV lot. No application renewal and not current on their assessments.
- Light outage reported (x2)
- Weekly activity reports from NCA office to Board President. Drive through of community on looking for trash violations resulted in 24 violation letters. One home has received two notices and has a third violation. Does the board want the next step to be automatic hearings? The board responded 'yes.'
- Assistant Manager has access to Vantaca and has received some training. Does anyone have a spare second monitor to donate to the office? Yes, a board member has a spare to donate to the office.
- Final financial audit is received and filed.
- NCA office hours will change to Tuesday and Thursday from 9:30 to 2:30.
- Annual worker's compensation audit received.
- Reviewed draft minutes and draft newsletter.

OLD BUSINESS

Maintenance – Operating

2023 Curb Painting: Scheduled for spring.

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

Tree Replacement: Tabled pending possible trash alternative.

Street signs: Completed. To be looked at by the fire marshal, old posts to be removed as time permits. 6 new 15mph signs will be ordered.

EV Charging Station Policy: To be published in the March Newsletter before enacted.

Pool Passes

HOA mobile applications to be considered. Tabled.

Maintenance – Reserves

Engineer to provide specification report.

Trash Issue: *Continued* - Focus still on policy enforcement. Further discussion after community survey.

Management Contract: Tabled

Distribution Lists: Distribution lists to be refined to reduce duplicate emails between Vantaca and NCA's in-house list.

Newsletter Procedures: On-going edits and updates.

Pool Rules 2023: Minor edit made, to be published with the March 2023 newsletter. Additional edits to be discussed for 2024 by, hopefully, a Committee of interested persons to review and provide recommendations to the Board

NEW BUSINESS

Maintenance – Operating

2023 project plans: See motions

Community Trash Cans: Additional three (3) community trashcan will be accepted for pickup at no additional cost for service. Quote for hardware to be obtained and between meeting email vote conducted

RV Lot Spaces: See motions

Office Security System: See motions

Motions

- Motion: To accept 2022 pool rules with minor edit regarding teen members access, Made by President Kylis, second by VP Woods: Vote: 5 yes 0 no
- Motion: To approve common ground improvements as recommended by Management at \$3,825 to be funded from Operating – Common Grounds Improvements at steps near basketball court and \$2,100 to be funded from Operating – Common Grounds (Townhouse Only) for improvements around Lemoyne. Made by President Kylis, second by Treasurer Space. Vote: 5 yes 0 no.
- Motion: To repaint RV Lot lines to turn three small spaces into 2 large spaces to match 2 existing large spaces. Made by President Kylis, second by VP Woods. Vote 4 yes 0 no 1 abstain (Space)
- Motion: To cancel Vector Security monitor services. Made by President Kylis, second by Director Bojanini. Vote 5 yes 0 no

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:37 pm to discuss architectural violations. The board reconvened to open session at 8:40

ADJOURNMENT: The Board adjourned at 8:41 pm

Minutes prepared by President Kylis and Secretary Reich