

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
May 3, 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, Secretary Cate Reich

MANAGEMENT PRESENT: Absent

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS: Neighborhood across from Delong is getting paved resulting in cars being parked in our neighborhood. There has been a spike in car break-ins – be vigilant, monitor your ring cameras (if you have them) and help keep our neighborhood safe. Of course lock your cars!

COMMUNITY FORUM:

A resident encouraged the neighborhood to participate in the scheduled clean up day.

APPROVAL OF MINUTES:

April 5, 2023 minutes passed by acclimation

OFFICER/COMMITTEE REPORTS:

Treasurer: 2 CDs are maturing now; instructed Management not to let them roll over as the interest rate is lower than our money market account (3.99% annually). Unless any of the CD rates are this or higher, it is recommended we let them roll over into our reserve fund account.

Environmental: J. Kylis stated Clean Up Day is Saturday May 6, 10 am ballfield – supplies provided; Prize raffle updated – all youth under 18 who show up to volunteer are entered into a \$20 raffle – 5 total winners. Anyone who shows up receives 2 complimentary guest passes to the pool (maximum 5 / household).

Maintenance: No Report

Planning & Development: No Report

Welcoming: Meeting planned tentatively in June and additional welcome packets to be delivered week of 5/8. Committee motioned for \$350 be made available from the Recreation Activities budget to hold an Ice Cream Social event in June. Since it is targeted at all residents the Recreation Activities budget is being sourced. The Welcoming Committee budget is dedicated for the welcome packets. Board reviewed single option presented and expressed concern over cost to rent a service (\$150) and then pay \$4-5 per ice cream. This would only yield ~50 ice creams. Board members volunteered to take an action and conduct research on alternative options to allow the limited budget to go farther, and serve more community members.

Pool: Committee members met on 5/2 and wanted to proposed next steps from outcomes of committee meeting actions and proposed budgets. President Kylis clarified that there is no actual budget line for the pool. The Board is asking the committee to make recommendations to see what would be feasible. Treasurer Space recommended that the Pool Committee engage in the 2024 Budget plans starting in August and propose ideas at that time to prepare for next year. This is the best approach to determine the ideal path forward- create a

new budget line, or leverage reserve funds. It is great that we are receiving donations for the pool (e.g. picnic tables). The maintenance costs of the pool present the greatest challenge to the overall budget, determining how to allocate / fund this. In 2023 the Board increased the supplies and expenditures by \$1,000 over 2022 expenses. Treasurer Space is recommended we examine our current line, and adjust support funding beyond paying the pool management company (Titan). President Kylis circled detailing the original goal of the Pool Committee was to source ideas, inform a roadmap, and understand allocation potential. The Pool Committee wanted to understand the authorization available for small purchases. Treasurer Space indicated that the Community Manager has discretion up to \$5,000 but it needs to align with budget line availability and / or petty cash. One of the challenges we have now is we've never had a real 'maintenance' line item for the pool. We have received a lot of resident feedback about the conditions of the pool deteriorating, including the showers. We need to understand this 'band-aid' list, but we need to understand the operational maintenance costs and plan for this. There are no formal funds allocated for specific pool upgrades this year, but we can explore next year via the above mechanism.

Architectural Advisory: President Kylis was not getting a lot of replies from interested participants. There are (2) Chair volunteers who will be voted on before June at an Architectural Advisory Committee Meeting. Virtual meeting to be held to conduct vote on chair person.

Neighborhood Watch: Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

None

Financial Review

Financial Highlights. March financials are completed and were forwarded to the Board on 4/24/23. A reclass of \$800 from 7662 to 7652 will occur in May. There is one variance that may need to be considered during budget time. The collection attorney may go over budget. The snow budget is expected to be under budget and the curb painting line will go over budget.

Reminder – 2 CDs expire May 23rd and a recommendation on allowing it to roll over or not will be needed prior to that date.

Resale Inspections

7887 Godolphin, 7707 Durer, 8407 Finlay, 7726 LeMoyné

Homeowner Communications

- Trash piles on Eucalyptus (2 emails). Everything was picked up by Patriot.
- Resident on Brandeis would like trees next to his home and car pruned or cut. [tree contractor has been asked to look at situation and make a recommendation.]
- Clutter in front yard on Eucalyptus. [violation letter sent]
- Street sign at Durer and DeLong down. [reported to County]
- Call from homeowner that tree is touching fence. [pictures received. Appears tree started under fence, grew out towards light, then grew back towards fence. Homeowner is allowed to remove anything that crosses their property line.]

Other Management Actions

- Scheduled meeting with DCP Tree to discuss trees behind 7756 Brandeis to 7770 Brandeis. No trees were a priority 1. There was one priority 2 behind 7770. All others were 3 to 4 on a 1 to 5 scale. Also looked at tree canopy behind 7700 to 7714 LeMoyné

- Visited property to look at other tree issues cited by residents. If appropriate, work has been placed on tree contractors list. Manager's tree tracking list on Page 17.
- Visited area behind Durer resident stated needed mowing and clean up. Only some minor twigs on the ground.
- Shared with board Springfield Oak's interest in a social event for the kids in both associations. They also inquired on use of pool parking lot while they had street work. Is there someone on the board that would be interested in working with them?
- Electrician has all lights on building working except one pole light near baby pool. Several of the pool globe deck lights are out. Will reach out to another electrician to evaluate the problem.
- Vehicle parked taking up more than one space. [reported to tow contractor]
- Arranged for painting of yellow gate at pool and bike rack at pool for \$225.
- Ticketed commercial vehicle on Kitchener Drive.
- Prepared and printed community wide notice about future policy resolutions being posted on the website. Included copy of new EV policy. Stuffing of envelopes in progress.
- Reported one light on Moline that was flickering.
- Pool pass pick up scheduled and information provided for newsletter, website and signs.
- Written request for quote from PlayMark (who installed all NCA tot lots) for swing repair. Awaiting quote. Also inquired on cost of a playground safety inspection based on swing breaking. Is there an interest in this type inspection for all the playgrounds? Tot lot map with install dates on Page 18.
- Reviewed and edited minutes and newsletter.
- Approved pool Spring inventory list \$3,912. Page 19.
- Reviewed and edited Newsletter Procedures document.
- Provided Treasurer with summary of available/use of funds for pool action items.
- Peak Use Forms received and forwarded to Titan Pool.
- Bus numbers on Brandeis were provided by a homeowner. [outstanding action item for Manager]
- Reported to Blade Runners that common area needs mowing nearest 7831 Godolphin.

OLD BUSINESS

Maintenance – Operating

Pool signs: New signs installed.

Street signs: Installed and Kitchener sign moved to opposite side of the street and van now parking on Delong. Ready for reinspection from the fire marshal.

2023 Curb Painting: Completed

Replacement Trees: Tabled until decision is made on trash enclosures.

2023 Improvement Plans: Management went back to the contractor to get other suggestions for improving this area. He responded that getting a canopy reduction along the wood line to get more sun would help substantially and allow the initial improvement project to be successful. Tree contractor has visited the location and been asked to quote the work. Also see Tree Canopy Reduction

Maintenance – Reserves

Street Resurfacing.

Board approved contract at \$115,000 plus engineer and Summit oversight. Contract is fully executed. Set June

1st on calendar for sending deposit. However, if interested the contractor would be open to doing the concrete work earlier and the asphalt work later. Marconi is heavy on the concrete repairs. Notice mailed to both streets making them aware of the upcoming project.

Community Trash Cans: Install locations marked, installation in progress.

Trash Issues: Tabled until after Survey.

Newsletter Procedures: Procedures accepted by the Board, to be disseminated to the community

NCA Office Security System: Tabled, pending discussion on monitoring duties

Architectural Standards: Tabled, pending recommendations from the AAC

Tot Lot Inspection for Safety: President Kylis inquired with Treasurer Space about the budget availability; confirmed that all safety concerns require the Board to act via appropriate budget line.

Tree Canopy Reduction: President Kylis recommends we delay this another year and bundle with proper repairs and reseeded so its properly done. Treasurer Space recommends tabling this

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:02 pm

ADJOURNMENT: The Board adjourned at 8:24 pm

Minutes prepared by Secretary Reich