

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

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

ELECTION OF OFFICERS: See Motion List.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 6 residents.

PRESIDENT'S COMMENTS: Welcome everyone and thank you for joining the meeting, another huge Thank You to all the lifeguards who made our pool season great. Jenner and Marconi paving to begin September 7th!

COMMUNITY FORUM:

Two residents also give thanks to the lifeguards and the great job done on cleaning up the pool deck

A resident would like a stop sign on Kitchener replaced. [management will place spare sign in meeting room for J. Kylis to replace.]

HEARINGS: none

APPROVAL OF MINUTES:

August minutes approved by acclamation

Annual Meeting minutes accepted

OFFICER/COMMITTEE REPORTS:

Treasurer: Budget looks good, still waiting on tree maintenance invoice. 2024 budget drafted

Environmental: N/A

Maintenance: N/A

Planning & Development: N/A

Welcoming: N/A

Architectural Advisory: N/A

Neighborhood Watch: Chair needed

Management Contract Committee: Meeting held on the 16th, request made to Summit to provide fresh contract. No substantive changes, simply ratifying addendums and getting current signatures. Next meeting scheduled for 9/13

Recreation: Donyell Allen will Chair the committee.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

None

Homeowner Communications

- Tree from residents lot came down mostly on common grounds on Jenner Ct. [tree contractor removed from common area]
- Resident reported damaged guard rail at corner of Godolphin and Northumberland. [guard rail reported to VDOT]
- Resident said overgrowth behind 7718 LeMoyné is scary, especially at night and would like overgrowth cleared. [added to TH common area maintenance list.]
- Tree leaning at almost 90 degree angle and towards resident's fence on Luce. [tree contractor has been authorized to remove the tree.]
- Email from resident on Cushing that states their home was vandalized and they are being harassed. Pictures of wet toilet paper on stoop and sidewalk were provided.
- Hazardous waste and trash put out on wrong days on Jenner Court. [flyer distributed to that street.]
- Resident sent email stating they can move their boat with a few days advance notice of when it will be repainted in RV lot. [response to homeowner was that it could be moved to another space until there is an opportunity to get it done.]
- Compliment to trash company for turning cans over on a rainy day.
- Complaint that Blade runners workers did not stop blowing when people were around.
- Potholes on Moline [management will look at and consider get paving contractor to fill while in the community for Jenner/Marconi project]
- Request for appeal of decision on camera light at front door. [appeal will be included in October meeting agenda]

Other Management Actions

- Pool winterization authorized. \$1,735.
- Reported flood lights near NCA meeting room not working. [Contractor stated the motion sensor was not working and the lights could be replaced for the same amount to fix. Light fixtures were replaced.]
- Recovered an unpaid assessment not collected at settlement.
- Responded to Fire Marshal on when next inspection can occur; after Marconi and Jenner Ct. asphalt/concrete project.
- Reviewed draft minutes and newsletter.
- Attended annual meeting per contract with Summit
- In response to a complaint, information sent to the Board about the appearance of a front yard on Brandeis. [Awaiting final board decision on next steps to take.]
- Verified all deck lights and lights around pool are operational including the addition of 3 globes to the deck lights.
- Reported missed community can on Kitchener to Patriot Disposal.
- Links to documents on website were not working but started working again. [Asked webmaster to make recommendation on either new host or new website design software. She agreed Daily

Razor seems to have problems and will look into it.]

- Authorized replacement of torn skimmer net at pool. \$44
- Graffiti on asphalt near RV lot. [reported to police]
- RV lot letter reminders to current occupants were sent.
- Attended 2024 budget meeting.
- Revised newsletter, website, Director List and Vantaca with updated Board members after annual meeting. Meeting place donation made, raffle winning distributed, and all documents filed in NCA office files.
- Management inspected the pool furniture prior to storage. Only one broken chair pulled from all the furniture.
- There was no RV lottery as there were four applications for four large spaces and not more applications than spaces for the smaller spaces.

OLD BUSINESS

Maintenance – Operating

Street signs: Old streets signs and posts removal effort ongoing.

Replacement Trees: See motions. A number of other locations needing replacement trees pending.

2023 Improvement Plans: Awaiting completion. J. Kylis noted Marconi was not a good place for the old picnic tables being removed from the pool area. Getty Ct. tot lot is still a good place for placing one.

Street Resurfacing: To be completed in September.

Maintenance – Reserves

Pool Furniture: Inventory reviewed by Management, waiting for Pool Committee input. Recommendation to hire someone to clean pull furniture when it is placed out on deck next year. There is one broken umbrella.

Pool Lights: Inquiring if multi-color lights are an option

Pool Leak: Wading pool leak to be further looked in to. Pressure test results indicated a leak in the line. Titan plans to do another pressure test. Main pool potential leak from some damaged skimmers. See motions.

Pool Diving Board: To be replaced, see motions.

Trash Issues: Effort to reach out to community is search of 'Trash Ambassadors' for each street so we can get more info on individual street issues to provide guidance for possible solutions.

Office Security System: TBD

NEW BUSINESS

Survey: Final results to be further discussed. 108 responses received.

Clothing Drop-off Box: The association was contacted offering a clothing drop off in our community. Unanimously rejected.

Reasonable Accommodation: A resident inquired about a handicap ramp to the property over common ground. Handled by the property's management. No further action from NCA required.

Reserve Study: A new reserve study is to be conducted in 2024, requesting additional proposals.

Snow Removal Contract: See motions

MOTIONS

- **Motion:** To retain the same Board positions for the 2023/2024 term; John Kylis – President, John Woods – Vice President, Cate Reich – Secretary, Phil Space – Treasurer, Daniel Bojanini – Director. Vote 5 yes 0 no
- **Motion:** To approve 8 red spire trees with request to add a 9th without exceeding the tree replacement budget line. Vote 5 yes 0 no
- **Motion:** To have Titan replace main pool skimmers at a cost of \$26,000. Vote 5 yes 0 no
- **Motion:** To accept the snow removal contract as proposed. Vote 5 yes 0 no
- **Motion:** To replace the diving board at the pool at a cost of \$7,000. Vote 4 yes 1 no (John Woods)

ADJOURNMENT: The Board adjourned at 8:17 pm

Minutes prepared by President Kylis