

NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
February, 7th 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: Lori Randall

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS: Welcome everyone and thank you for joining the meeting. A resident has expressed interest in the open Board position. Reminder for all to sign up for the email distribution list particularly to receive time sensitive info like the change in trash schedule during inclement weather.

COMMUNITY FORUM:

A resident expressed interest in filling the vacant Secretary position and inquired the nature of the position and how to assume the role.

A resident had a question about the status of the Architectural Control Committee (ACC) [No activity from chairperson]

A resident was thankful for assistance with the NCA Zoom account and has concerns for the ongoing litter problems in the community.

HEARINGS: None

APPROVAL OF MINUTES:

January minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: Bracing for large snow removal costs for January.

Environmental: Spring Cleanup Event to be scheduled for early April. \$100 cash for door prizes for youth volunteers and 2 free guest pool passes (max 5 per household) to all volunteers.

Maintenance: Detailed report submitted to the Board. Various action items for Management as well as a number of areas to be added to the maintenance list.

Planning & Development: None

Welcoming: 4 new residents in December, 1 new resident in January. Next meeting set for March 14th

Architectural Advisory: None

Neighborhood Watch: Chairperson needed

Management Contract Committee: Meeting held at the end of January. Next step is to interview new management companies which is planned for late February.

Recreation: None

Pool: Pool Rules reviewed (see below discussion), new sling lounge chair color picked.

GENERAL BUSINESS – MANAGEMENT REPORT:

Newington Community Association (NCA) Summit Team and Master Calendar (Page 11-12).

2024 is the last year of the audit, pool and grounds contracts. Bids to be obtained.

Votes Held Between Meetings

None

Resale Inspections

8345 Moline

Homeowner Communications

- Gwynedd, Jenner and Luce Court residents place bulk items out on weekends and do not break down cardboard. Pictures provided. Multiple complaints about residents ignoring notices of changes in trash pick up schedule throughout the community during snow event. Resident irate that newsletter trash schedule did not match email notice.
- Tree concerns behind LeMoyne. [tree contractor assessed situation and dropped two trees in woods.]
- Light out on Moline. [reported to Dominion Energy]
- Flooding in back yard. [tree blocking flow was removed. Root system can't be ground due to multiple utility cables]
- Pool cover is not attached on shallow side of pool. [Reported and corrected by Titan]
- Tree root concerns on Luce. [trees are healthy. One pine has a significant lean. Homeowners can remove any roots on their property.]
- Resident does not park within lines taking up additional space and does not park in numbered space. [vehicle monitored and ticketed]
- Vehicle on Marconi in blank space that does not move. [vehicle monitored]
- EV charging line across community sidewalk at night. [violation letter sent]
- Compliment on plowing and sanding of community roads.
- Tree down across path near triple culvert. [Removed]
- Marconi trash can missed. [Reported to Patriot]
- Resident on Euclid sees resident from Getty does not pick up after their dog. Counted 18 piles of dog waste at corner of Getty and asphalt path.

Other Management Actions

- Manager reviewed February newsletter.
- Email blasts on trash cancellations.
- Reported vehicle with flat tire on DeLong. [police would not ticket it]
- Additional \$750 authorized for labor to sort out missed wired circuits in the panel and get them corrected.
- Comments provided on circulated Pool Committee version of Pool Rules.
- Saratoga Community Board President reached out to NCA about residents on Water Valley Drive

having golf balls in their yards and one broken window. [Letter sent to 6 homes along power lines. Two responded that they have similar problems.]

- Annual Worker's Compensation insurance audit. Completed as a Schedule A action.

OLD BUSINESS

Maintenance – Operating

Maintenance Projects: See Motions

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

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

Power washing Tennis Courts: quote for \$2600, management to get an expanded quote for including the pool deck to be power washed.

Replacement tree on Brandeis: See motions

Pool Furniture: See motions

Pool Leak: See motions

Wading Pool Skimmers: See motions

Pool Electrical Box: Work completed

Trash Issues: Continued to be monitored by the Assistance Community Manager. Bins are being tagged and will now be taken to the Pool House for repeated offenses of the trash rules.

Zoom Access: Policy updated to include account usage.

2024 Pool Rules: Discussed Pool Committee's changes at length. Various updates made, but largely kept unchanged. Biggest change comes with the ability to transfer pool guest passes between residents. To be posted in the Newsletter. To be confirmed via email vote on Feb 15th.

NEW BUSINESS

None

MOTIONS

- **Motion** to purchase 10 new sling lounge chairs for the pool in Dove Grey, cost not to exceed \$4000. Made by President Kylis, second by Director Bojanini, vote 4 yes 0 no

- **Motion** to approve the ground maintenance work on LeMoyne for \$9500. Made by President Kyllis, second by Treasurer Space. Vote 4 yes 0 no
- **Motion** to approve the Brandeis tree replacement with an additional \$75 cost to match the adjacent tree. Made by President Kyllis, second by Treasurer Space. Vote 4 yes 0 no
- **Motion** out of the Finance Committee to accept Pool services whitecoating proposal for \$66,000. Vote 4 yes
- **Motion** to accept the skimmer replacement proposal for the wading pool for \$5000. Made by President Kyllis, second by Treasurer Space. Vote 4 yes 0 no
- **Motion** to accept the addition of the Zoom account usage statement into the Meeting by Electronic Means Policy. Made by President Kyllis second by Treasurer Space. Vote 4 yes 0 no
- **Motion** to accept Camille DiFolco-Visbeck to fill the vacant Board position. Made by President Kyllis, second by Treasurer Space. Vote 4 yes 0 no
- **Motion** to appoint Camille to the Secretary position. Made by President Kyllis, second by Director Bojanini. Vote 5 yes 0 no

ADJOURNMENT: The Board adjourned at 8:39 pm

Minutes prepared by President Kyllis