

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 145 225 9182
August 3rd, 2022 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:06 pm by President Ramirez

The meeting was virtual and recorded.

BOARD MEMBERS PRESENT: President Debby Ramirez, Vice President Bobby Royal, Treasurer Phil Space, Secretary John Kylis, and Director Daniel Bojanini.

MANAGEMENT PRESENT: Lori Randall & Dominique Jackson

OTHER ATTENDEES: 11 residents

PRESIDENT'S COMMENTS: Welcomed everyone to the meeting. Reminder Thursday, August 11th is the Annual Meeting, everyone please attend, participate, and contribute.

COMMUNITY FORUM:

- A resident expressed concern over the current trash situation.
- A resident thanks Debby for the last 3 years on the Board
- A resident had a question regarding EV chargers for townhomes
- A resident explained an issue with trash on Euclid, trash issue attracting rodents, nails in tires, mice chewing on car wires.
- Additional complaints about the trash situation

HEARINGS:

0 scheduled

APPROVAL OF MINUTES: Meeting Minutes passes by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Phil Space

- o *Obtain from Phil*

Environmental Committee – Chairperson: John Kylis – no report

Planning & Development – Lou Tobat - no report

Reserves & Maintenance – Chairperson: Beth Rodriguez – no report

Welcoming Committee – Regina Watson

- o 6 new residents for July 2022, packets to be delivered

Recreation Committee – Vacant

Neighborhood Watch – VP Bobby Royal

- o *Obtain from Bobby*

GENERAL BUSINESS-MANAGEMENT REPORT:

Votes Held Between Meetings – Stephanie Reed, Management - None

Homeowner's Communications – Lori Randall, Management

- Homeowners complaining about constant delays with American Disposal [AD sent email regarding labor shortage which was sent to community]
- Resident complained about a rebar surfacing in the baseball/soccer field. [Not electrical source Alaska fence confirmed. Contractor was contacted to remove rebar]
- Homeowner behind Kitchener Dr. spotted a beehive that stung his dog. Believes Association should remove. [Association does not remove wildlife or insects from common areas]
- Homeowners complaining someone continues to dispose diapers near 7750 Euclid Way
- Resident complained about trash being left in barrels at the ball field. [I checked trash and it was removed]
- Homeowner requested dead tree in the woods near 8309 Moline Pl be removed. [Association does not remove trees in woods that are not in striking distance of anything.]
- The Alban Road Bridge over Accotink Creek will be closed for repairs starting August 13, 2022. The closure is estimated to last 5-weeks during this time signs will be posted depicting the detour route. The detour route will be Rolling Road, Fullerton Road and Boudinot Drive as shown on the attached map.
- Pool passes were confiscated by the Pool Manager because a father has brought his children to the pool and then left on more than one occasion. [Based on the rules, I am giving them back with a release date of Friday and instructions that if it happens again to confiscate again and we will take additional action]
- Resident complained about Trash being scattered on Euclid Way. Multiple of white trash bags were left on the grounds. [Homeowner did not want to reveal the person of interest, so management could send notification]
- Several calls about skunks and raccoons being spotted in neighborhood. Homeowners want Association to set traps around community [Association does not remove wildlife from common areas]
- Pool closed early on 7/25/22 for personnel issues which caused a safety concerned. [Community was notified via Vantaca. Reimbursement will be issued for 5 lost hours]
- Tree fell on Northumberland Rd near Luce Ct [VDOT was contacted to remove]
- Homeowner would like the HOA to consider mosquito spraying for the community during the summer months.
- Resident stated another tree branch came down near their home and wants to move her parking space. Also stated more branches need to be removed. [Resident authorized to paint new spot but must block out number in old spot. Trees will be looked at and placed on tree list if warranted.]
- Suggestion to invite a local representative to attend annual meeting.
- Homeowner contacted association complaining about attitude of guards when informed he was not allowed to have alcohol at pool.

Other Management Actions

- Authorized tree branch removal near 8444 Kitchener Dr. – large tree branch fell from common area

after the storm

- Obtain proposals for 2022 trash contract and updated matrix.
- Obtain quote for maintenance work at NCA: paint pool doors, \$300; reassemble round deck table \$30; sand and paint picnic tables \$300; weather treat lattice fence, restroom privacy walls and park bench \$150. Approved deck table and picnic table repair only for now. [Deck table and picnic table complete and contractor was notified of approval of door painting project waiting for start date]
- Broadcast emails on delayed trash: 7/15, 7/22
- Annual Architectural Inspections are complete. Report in ES on Page 62-91. All letters processed through Vantaca in order to utilize the reporting function.
- Reported to Dominion Energy: No lights Reported
- Titan epoxy drain cover since the screws broke off. Approved at \$175.
- Titan replaced nonfunctioning chlorinator. Approved at \$725
- Annual Meeting notice was sent out.
- Cracked concrete around one skimmer repaired.
- Reviewed minutes and newsletter.
- Contacted pool company at least twice about guards not sitting in lifeguard chair while people are in the pool.
- Verdict letter sent for last month's hearing.
- Inquiry with Titan on baby pool auto filler. Filler system was removed.

OLD BUSINESS

- Maintenance Operating – no new action(s)
- Maintenance Reserves – no new action(s)
- Trash Contract – Notice of termination of American Disposal contract to be sent, see motions.

NEW BUSINESS

- Pool parking policy to be revised – Secy Kylis to revise and submit in time for publication in September newsletter
- Trash contract – continued from August, some proposals received, further discussion to be had.
- Pool Signs – new signs to be purchased, see motions.
- Street Signs – application process to be continued, see motions.
- EV Charing Stations – See motion regarding homeowner appeal. Legal to provide policy proposal for EV charging capabilities within the community

The Board convened into Executive Session at 9:59 pm.

EXECUTIVE SESSION: The Board Convened into Open Session at 10:06 pm

MEETING MOTIONS:

1. **Motion:** To send notice to American Disposal that the contract will not be renewed. Made by Tres. Space, second by VP Royal. Vote yes 3 no 2 (Pres. Ramirez & Dir. Bojanini)
2. **Motion:** To purchase and install new signage at the pool not to exceed \$750 made by Pres Ramirez, second by Secy Kylis. Vote yes 5 no 0

3. **Motion:** To move forward with the fire marshal and additional funding for management not to exceed \$350 made by Pres Ramirez second by Tres. Space. Vote yes 5 no 0
4. **Motion:** To uphold decision on EV charge station ARC request; ask legal to provide policy proposal for EV charging options in the community made by Pres. Ramirez, second by Secy Kylis. Vote yes5 no 0

ADJOURNMENT: The Board adjourned at 10:07 pm

Meeting minutes submitted by Secretary Kylis