

NEWINGTON COMMUNITY ASSOCIATION
ANNUAL MEETING
August 9, 2018 Draft Minutes
(Provisionally Accepted by the Board on 9/5/18)

Board President Sarah Jernigan opened the floor for community comment and questions at 7:30 p.m.

President Jernigan welcomed everyone.

COMMUNITY FORUM:

Homeowners raised the following issues:

- Common ground behind 7756 Brandeis has very bad soil erosion. Installing a path was suggested by the homeowner.
- Near 7754 Brandeis the silt cloth from construction on path work has not been taken down.
- Light near 7760 is out.
- Houses in disrepair need to be fixed.
- Reported a dead tree next to path going into the woods.
- Told of several people on Marconi reporting a dead tree. However, before anything was done the tree came down during a big storm. Reported that it took a while to get this tree cleared.
- Wanted to know what we can do as a community to keep the community looking nice. President Jernigan stated that as a result of turnover in the CM office last spring/early summer, several trees that were reported were missed. The Board is working to get things done in a timely matter.
- Tree branches are hanging over a homeowner's parking space and they are worried that it will fall on their car.
- Resident has a problem with the fence in her yard. She asked who owns the fence? She found confusing and asked for help in determining the ownership of the fence and if her shed is on her neighbor's yard.
- Resident asked about the pool policy about life guards accepting cash. She reported that after she got her checkbook, they would not accept her check as it did not have an NCA address. She is a new resident and had not yet changed the address on her bank checks.
- Resident discussed the 47 violations letters that were recently mailed. He made the suggestion that a second person review the violations before the letters are sent. He was told there was not enough volunteers from the community to do this.
- Residents were told they have a right to a hearing regarding any violation letter they receive.
- Resident reported many on Marconi are having flooding in basements. Board asked about pictures of where the water is coming from.

ANNUAL MEETING ELECTIONS OF BOARD MEMBERS:

At 8:02 a.m. President Jernigan called the annual members' meeting to order announcing that there were two (2) positions on the Board that needed to be filled at this election. She then read a statement from Karen Chauvin nominating herself as a candidate for the Board. She is out of the country and could not be at the meeting. This statement was published in the August 2018 NCA newsletter. Mike Smith seconded the nomination. Mike Smith nominated himself for a position on the Board. This was seconded by Stacey Perritt. Mike Smith spoke to those attendance and fielded questions from the audience. President Jernigan asked if there were any more nominations. There

were none.

President Jernigan asked if everyone had gotten a ballot. Ballots were filled out by homeowners and collected by Assistant Community Manager, Tina Queen.

TREASURER'S REPORT

Treasurer Kruse presented a report which included:

- Authority and requirements of the community budget
- Budget preparation schedule
- Budget structure
- Constraints and concerns
- NCA financial status and oversight
- Copy of the current draft of the NCA Budget for 2019

MINUTES OF THE ANNUAL MEETING OF AUGUST 2017

President Jernigan asked if there were any corrections to be made to the minutes. None were made so the minutes stand approved as submitted.

PRESIDENT'S REPORT

President Jernigan presented a report of the highlights of the actions of the Board for the last 12 months. These highlights included:

- September 2017 the employee community manager was released and a full management contract with Summit Management was signed.
- Gwynedd was paved in October 2017
- All 2017 tree maintenance recommendations by the arborist list were approved to be done by the arborist.
- Replacement of tennis court fence and cleaning of tennis courts (repair of tennis courts awaiting bids.)
- Replacing all piping of baby pool, all shower heads and multiple valves of bath house toilets

President Jernigan then requested that all homeowners change their auto draft for the HOA dues as soon as they get written notice of what the 2019 dues will be. This change needs to be effective January 1, 2019. This will avoid having an unintentional unpaid balance.

ELECTION RESULTS:

President Jernigan announced that to be elected a nominee must receive at least 50% of the votes cast. Karen Chauvin received 51 of the 52 votes cast and Mike Smith received 14 of the 52 votes cast. Karen Chauvin was elected for a three-year term in the Board.

DRAWING FOR DOOR PRIZES:

\$50 cash for sending in a proxy – 7876 Godolphin

\$100 cash for coming to the annual meeting – 7703 Brandeis

Meeting adjourned at 9:10 p.m.