

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
December 7, 2022 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:06 pm.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 6 residents

PRESIDENT'S COMMENTS: There have been repeated complaints about the trash collection procedures, or lack thereof. Please see the FAQ on the website for proper trash collection protocol. Please inform your neighbors if you see them putting out trash incorrectly so trash is not left by the contractor.

COMMUNITY FORUM:

- A resident suggests at least 1-2 newsletters should go out each year as hard copy, believe most people in the community don't have internet access.
- A second resident wishes the newsletters would continue in hard copy because that's how it's been for 40 years.
- A resident noted the management report misrepresented the fact that the Bylaws were edited in 2016. Management clarified that the bylaws have been edited but not to allow what the resident claimed was allowed.
- A resident is concerned about a property covered by green vegetation growth.
- A resident wants the signs to note when newsletters are available.

APPROVAL OF MINUTES:

11/2/2022 – minutes will be revised to remove Tina's name from Management Present, approved with that change; passed by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer – Motion out of Committee to accept the 2022 audit. Votes 5 yes 0 no

Environmental – J. Kylis stated Clean Up Day was a success, Congrats to Nick R. for winning the \$100 raffle and special Thank You again to Cate R. and Ed and Martha P. for coming out!

Maintenance – No Report

Planning & Development – Happy Holidays to all and a safe New year.

Welcoming Committee – Oct/Nov new residents to get welcome packets. Dec residents to get packets in Jan/Feb. New magnets ordered.

Neighborhood Watch – Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Newington Community Association (NCA) Master Calendar:

Votes Held Between Meetings: None

Financial Review: October financials were forwarded to the Board on November 17th. CD expired 11/5/22. \$53,000 operating reserves.

Resale Inspections: 1 reinspection

Towing: 8 tows since last meeting.

Homeowner Communications:

- A resident's concerns that annual meeting election votes are not made public, the bylaws allow management to hold an officer position, committee charters should be abolished, and there should be nine seats on the Board. [Anyone is welcome to the vote tallies and can obtain them by contacting the management office. The bylaws were not changed. The Board can pass a resolution if it wishes to change the number of Board seats.]
- Hill behind home has eroded and homeowner suggested a retaining wall. [The resident can consider building the retaining wall on their property. A similar concern was brought up in 2021 as well.]
- Dog allowed to defecate in common and other yards on Eucalyptus. [management asked for a picture]
- Rain water flows from the upper side of Luce Court to the lower side towards storm drain where resident lives then flows beneath cars at a fast, steady pace getting their feet wet when getting in the car. [management requested pictures.]
- Residents recycling was not picked up from DeLong Drive. [cans must be placed out on private streets.]
- Resident extremely upset that trash was not picked up and believes American Disposal was better. [Styrofoam, wood and sink top cannot be placed on common grounds and be expected to be removed. Will call private hauler if necessary.]
- Holes in bottom of ballfield trash can and it is leaning. [Does the Board want the leaning can removed?] J. Woods to look at can for repairs.
- Repeated requests to have neighbor's tree pruned so it is not hanging over their home. [no letter found so new violation letter sent.]
- Resident called to say that a neighbor's dog bit her child while on common grounds and Animal Control Officer needs the Association to sign a letter allowing them to enforce the law. [Officer confirmed there are two parts to this situation. There can be a civil case to determine if the dog is a danger. That part of the case has been closed. To pursue the leash law, they are requesting a letter and policy on the matter. – See New Business.]

Other Management Actions:

- All Board members have signed the Code of Conduct and Conflict of Interest forms.
- Reported 2 watch lights out.
- LeMoyné project complete and invoices paid.
- Prepared and mailed annual assessment letters by due date.
- Reported multiple pool lights out to electrician.
- Registered with County's Plus system for online access to pool permits.

- Notified trash contractor that trash cans were being turned over, possibly because it was raining, but all trash in can was then on common grounds.
- Letters sent to those who applied and were renewed for pool parking spaces in the RV lot and those who did not submit renewals.
- Several letters were mailed to homeowners with trash violations in the community.
- Initiated getting updated signers on reserve account.

OLD BUSINESS

Maintenance – Operating

2023 Curb Painting: Management recommends having Brandeis, Gwynedd, Kitchener and possibly Durer fire lane curb painting done. Quotes to be obtained.

Pool signs: New signs will be installed in the spring.

Street signs: Signs ordered. Awaiting proposal for installation.

EV Charging Station Policy: Back to legal for final review, townhome EV Charging to be disallowed. Installation of EV Charge Stations to be installed in the community added to the agenda for January.

Trash Alternatives: Focus of Board will turn to enforcing the trash policy. Alternative collection methods will still be considered. Topic removed from agenda.

Management Contract: Association's document management to be modernized. To look at the ARC submission/approval process to conform to Vantaca's document management capabilities. Migration of data to be discussed next month after ascertaining what format it is sent in from Vantaca and how it is transferred.

NEW BUSINESS

Pool Passes: HOA mobile applications to be considered.

Maintenance – Reserves: Moving forward with resurfacing Marconi and Jenner, to get the engineer's specifications report. Maintenance projects that are paid from reserves to be looked at in January.

Trash Policy: Revisions to be made to the trash policy with recent changes (no glass, townhome yard waste collection, etc.) Management to inquire on contradiction of information on no glass in with recycling as it is included in the contract.

Distribution Lists: Discussion on using both distribution lists (Vantaca and NCA website). It was also brought up that the Newsletter procedures will need revisions to be in sync with current decisions and will be added to the January agenda.

Animal Control: Updated letters to the County for Animal Control to enforce laws in our community were accepted. Addition-ally, the letter of renewal authorizing the police to enforce trespassing and vehicle laws on common was ac-cepted.

Motions:

Motion: For the engineer to provide a specification report for Marconi and Jenner not to exceed \$5,000. Made by Treasurer Space, second by President Kylis. Vote: 5 yes 0 no

Motion to approve policy resolution 2022-03 Regarding Authorization to Enforce Leash Laws in Common Areas renew the leash law and animal control letters. Made by President Kylis, second by Secretary Reich. Vote: 5 yes 0 no.

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:44 pm to discuss personnel matters. The Board reconvened to open session at 8:52

ADJOURNMENT: The Board adjourned at 8:53 pm

Minutes prepared by President Kylis and Secretary Reich.