

DRAFT
NEWINGTON COMMUNITY ASSOCIATION
ANNUAL MEETING
August 13, 2020
Minutes Provisionally Accepted on xx-2020

President Amber Cerchione called the meeting to order at 7:30 pm. She welcomed everyone and asked each Board member, Vice President Regina Watson, Secretary Karen Chauvin, Treasurer Bobby Royal, and Director Debby Ramirez, to say a few words about themselves.

APPROVAL OF MINUTES

Minutes of the August 8, 2019 Annual meeting were approved by unanimous consent.

COMMUNITY FORUM

Homeowners raised the following issues:

1. The Community Office and the pool house need to be power washed.
2. A resident had concerns that there has not been a functioning Architectural Advisory Committee for some time, and would like to re-activate the committee.
3. The Environmental Committee held its first meeting, but there were some mixups regarding posting a notice of the meeting and the Zoom meeting links on the website. Everyone is invited to come to the ballfield at 9:00am on Saturday August 15, 2020 to clear vegetation from around the fence line.
4. A resident had several concerns about NCA home inspections prior to the sale of a house, which may result in items found to be in non-compliance, and how these non-compliance items are handled. In April 2020, the Board approved stain colors for decks and fences, and the resident would like the Board to consider a "Grandfather" policy for stains used prior to that date.
5. A resident would like more trash cans, as animals get into trash which is put out in bags.
6. A resident would like the keyed lock on the tennis court changed to a combination lock.
7. A resident would like shade trees planted on Durer Ct to replace those that had to be cut down. NCA has a tree replacement policy and has some trees scheduled to be planted this fall.
8. A resident made a records request for architectural forms. The resident will submit the request in writing.
9. A resident commented that the company that removed the graffiti on Northumberland did a good job. Cost for graffiti removal on Northumberland and at the tennis court was \$600.
10. A resident expressed appreciation for all the work the Board does on behalf of the community.
11. A resident expressed disappointment that the pool did not open. This was a very difficult decision for the Board. The decision ultimately was based on guidance from NCA's legal counsel and that the pool contractor was not willing to do online appointment scheduling for pool users.

ANNUAL MEETING

President Cerchione convened the Annual Meeting at 8:00 pm. A quorum was present.

President Cerchione announced that there was 1 position for a 3-year term to be filled and asked for nominations from the floor. The following nominations were received:

1. Amber Cerchione
2. John Kylis

Members filled out their ballots and the ballots were collected.

TREASURER'S REPORT

Treasurer Bobby Royal presented financial highlights including the 2019 year end balances, 2020 mid-year balances, reserve expenses since the last annual meeting, and the first draft of the 2021 budget.

2020 FINANCIAL HIGHLIGHTS AS OF 6/30/20

2019 Year End

Total cash in operating accounts - \$215,889

Reserve Assets - \$350,445 (approximately \$84,349 in common and \$266,096 in streets)

NCA ended the year with net income of \$41,400

Members' equity - \$182,675 (included in operating accounts above)

Investments included CDs, Treasury Notes and interest-bearing money markets

2020 Mid-Year Review

Total cash in operating accounts as of 6/30/20 - \$299,505

Reserve Assets - \$179,593 (approximately \$46,078 in common and \$133,515 in streets)

Net Income over \$65,000

Members' equity - \$189,484 (included in operating accounts above)

Investments include CDs, Treasury Notes and interest-bearing money market accounts

Per the terms of the current pool contract, the Association will only pay \$28,897 of the \$54,200 total contract for 2020. Several residents have asked about a 'reimbursement' because the pool did not open in 2020. The Association has not given back assessments to members when a budget line is not fully used, nor has it asked the membership for additional assessments when a budget line is exceeded.

Delinquencies as of 6/30/20

Over 30 days - \$177

Over 60 days - \$2,972

Over 90 days - \$33,874

11 accounts are with the collection attorney

There are no significant changes in delinquencies over the past six-month period and no significant changes from the same time period in 2019.

2021 Budget

NCA's governing documents limit the amount that assessments can be increased each year to the change in the CPI-U (Consumer Price Index-Urban) for that year. Currently, the maximum the budget can be increased is .2%. Therefore, the current draft 2021 budget has no overall increase from 2020, although some line items have increases or decreases. The final draft budget will be in the October newsletter for member review.

PRESIDENT'S REPORT

President Cerchione reported highlights of the Board's accomplishments for the past 12 months:

- Developed a new “Board of Directors Handbook” for orientation of current and future Board members.
- Renewed the Grounds contract.
- Replaced concrete on several sections of the pool deck.
- Repaved and re-striped the pool parking lot.
- Resurfaced and re-striped the basketball court.
- Approved an engineering study for Euclid/Getty/LeMoyne street renovations in 2021.
- Replaced concrete stairs on Red Ash Ct.
- Replaced retaining wall on Kitchener
- Approved a policy resolution on home child care facilities.
- Supported a local Eagle Scout on his project to repair and repaint the basketball back board and net, and to install a bench.

ELECTION RESULTS

The following person was elected to serve on the Board:

1. John Kylis

DOOR PRIZE DRAWING WINNERS

1. Eileen Kaht won the \$50 door prize in the proxy drawing.
2. Gloria Jenkins-Moody won the \$100 door prize for signing in at the Annual Meeting.

Meeting adjourned at 8:31 pm.