

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 148 533 4212
May 6, 2020 - 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:00 pm by President Cerchione.

The meeting was recorded.

BOARD MEMBERS PRESENT: President Amber Cerchione, Vice President Regina Watson, Treasurer Bobby Royal, Secretary Karen Chauvin, and Director Debby Ramirez.

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 3 residents

PRESIDENT'S COMMENTS: None.

COMMUNITY FORUM:

- A resident commented that it might be helpful to post something in the NCA newsletter or on the NCA website about using the Next Door App for communications. [Next Door is open to many communities and is useful for residents, but it is not an official NCA communication.]
- A resident sent an email to the Board with several questions, some of which were still pending, and wanted to know if there were any comments on the email. The priority question was on the trash rates. (See Homeowner Communications below.) The resident posed a variety of additional questions during the meeting. [The resident's Exterior Project Request is in process, the President will review the email, and there will be an agenda topic next month on a new NCA Survey.]
- A resident hoped everyone is safe, and was thinking about pool operations in light of COVID-19.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: Minutes were approved by unanimous consent.

OFFICER & COMMITTEE/BUSINESS REPORTS:

Treasurer's Report – Treasurer Royal

NCA is within budget and able to deliver on its commitments. A Finance Committee meeting was not held in April, but Treasurer Royal will schedule a teleconference meeting in May. The Committee will look at the budget, including the maintenance operating funds for common ground improvements to determine whether there are additional funds available from other budget line items for more projects this year, and projected delinquencies. Some CD's have expired and others will expire soon, but interest rates are low. The Finance Committee will review the CD's.

Planning & Development – Lou Tobat

No report.

Reserves & Maintenance Planning Committee – Beth Rodriguez

No report.

Recreation Committee – Pam Rodriguez

No report.

Environment Committee – Vacant

No report.

Votes Held Between Meetings – Lori Randall, Management

Vote to hold an email vote and to approve an additional \$4,712 to replace top row of block on the Matisse retaining wall. 5 yes to hold an email vote, 5 yes to approve the additional \$4,712.

Homeowner Communications – Lori Randall, Management

- Request for name of NCA's legal counsel. Complaint is that siding on office needs to be cleaned. [Treasurer Royal will get siding cleaned.]
- Question on chemicals sprayed by landscaper. [No pesticides, only fertilizer and weed treatment. All are pet safe.]
- Received email with numerous questions for the Board. [Community Manager has answered most of them. Additional answers will be provided within a week.]
- Dead oak on common ground close to two homes, tree across path, and broken tree on Matisse. [All trees removed 4/29/20.]
- Does HOA have funds to help residents in need? Offer to match people in need of services with people who have services to offer, e.g. errands. [All owners are required to pay their assessments to meet the contractual obligations of the Association. Recommended that resident post on Next Door to offer help to those in the area who need services.]
- Two inquiries on status of cell tower in community. [Discussions are ongoing.]
- A tree on common ground fell on a house on Euclid Way on a day of excessive wind. [Any damage to an owner's home from a tree should be reported to that owner's homeowners insurance. Virginia law is clear on who is responsible for the damage. Manager to review arborist reports for the past few years to help the Board prepare a response to the resident.]
- Resident's inquiry on a 'Walk of the Graduates' in the community. [Any one can organize such an event with their neighbors. Unfortunately, timing did not work for putting an announcement in the newsletter.]
- Residents are moving license plates from car to car. [Per NCA's Parking Policy, vehicles must be legally licensed. The tow contractor is authorized to tow when vehicles are found with the wrong plates.]
- Non-working watchlight on Euclid. [Reported to Dominion.]
- Luce tot lot trash can is overflowing. [Reported to American Disposal.]
- Boat parked on Godolphin and Bylaws are not being enforced. [Godolphin is a state street and residents may report boats and trailers to the non-emergency police number.]
- Resident of Rolling Oaks inquired on use of NCA pool. [NCA pool is not open to public.]
- Residents are putting trash out in trash bags that are being opened by animals and trash is everywhere.
- Streetlight on Brainerd is flashing. [Manager will confirm.]
- Neighbor walks dogs in front of his house and doesn't pick up after the dogs. [Contact Animal Control.]
- Vehicles park in Brainerd parallel spaces for extended periods of time. [Ticketed vehicle.]
- Resident stated they can't find a company to stain their brick and wants to know their other options. [Email shared with the Board. Previous Board discussed situation at length and was not willing to allow painting of brick in the community. Topic placed on agenda for June meeting.]
- Car with flat tire on DeLong for weeks. [Reported to police.]
- Resident requested no newsletter at their home due to Covid19. [Special requests are difficult to accommodate. Leave newsletter on door handle for a few days.]
- Resident of Raceway Farms would like to join NCA pool. [NCA pool is not open to public.]

OLD BUSINESS

- Maintenance – Reserve Funds
 - Streets
 - Lower Matisse/Red Ash street renovations – Manager will notify contractor to begin scheduling.
 - Concrete stairs behind 8411 Red Ash Ct. Work will be done at the same time as the Red Ash street renovations.
 - Engineering specifications for Euclid/Getty/LeMoyne street renovations in 2021. Contract with GJB for \$4,950 signed. Tabled until specifications report is received (tentative Oct).
 - Common Grounds
 - Matisse retaining wall – completed.
 - Clean and re-surface basketball court – Motion made on the matter.
- Maintenance – Operating Funds
 - Common Grounds: Six bare ground areas will be completed in September. Work will begin on the Kitchener retaining wall in early May. Added to the Maintenance List: landscaping on both sides of the wooden steps from Dampier to Eucalyptus.
- ARC Standards – Motion made on the matter.
- Cell Tower – Secretary Chauvin reviewed other possible cell tower locations on NCA property. The area under the power lines behind Luce Ct. and Moline Pl. may be a possibility. Treasurer Royal will set up a meeting with Smartlink’s engineer to walk the grounds and review the topography of possible locations, and inform the Board of the date and time of the meeting. The goal is to get a firm written proposal from Smartlink.

It is NCA’s legal counsel’s opinion that the governing documents grant the Board the authority to, on behalf of the Association, grant an easement for use of a portion of the common area for installation of a cell phone tower.

More information will be published in the monthly NCA newsletters and residents are encouraged to provide comments. Community Manager will prepare an article for the newsletter. Research is continuing.

NEW BUSINESS

- Environmental Committee – Motion made on the matter.
- Pool – Opening is currently planned for June 20th. Many lifeguards were not able to take classes as planned to become certified. Multiple classes are being scheduled to accommodate as many people as possible.

Board convened into Executive Session to discuss legal counsel and possible litigation.

EXECUTIVE SESSION

Board reconvened into Open Session.

MEETING MOTIONS

1. Minutes of the April 1, 2020 Board meeting were approved by unanimous consent.
2. Motion: To approve John Kylis as Chair of the Environmental Committee, with duties as defined by the

Board.

Made by President Cerchione, Seconded by Treasurer Royal.

Vote: 5 Yes 0 No.

3. Motion: To approve a proposal from Fairfax Paving for \$15,878 to resurface and stripe the basketball court.

Made by, President Cerchione, Seconded by Director Ramirez.

Vote: 5 Yes 0 No.

4. Motion: To mail a copy of the Architectural Standards to all homeowners in July with the notice of the Annual Meeting.

Made by, President Cerchione, Seconded by Director Ramirez.

Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 10:23 pm.

Minutes prepared by Secretary Chauvin