

Draft
NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 145 225 9182
September 7, 2022 - 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:13 pm by President Kylis

The meeting was virtual and recorded.

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

MANAGEMENT PRESENT: Dominique Jackson

OTHER ATTENDEES: 3 residents

PRESIDENT'S COMMENTS:

- Thank you for the appointment for new Board Members, we are here for the betterment of the community
- Thank you to all annual meeting participants; Ring camera promo codes will be in the newsletter and codes will be live the entire month of November.

COMMUNITY FORUM:

- David
 - Recommend that the board move forward with plaque in office to acknowledge Debby Ramirez & Bobby Royal's service to the board.
 - Requested an explanation be added in the 2022 Annual Meeting minutes (published in Summer 2023) about the write-in candidates
 - Reminded Board that they need to sign the code of conduct
- Lee
 - Inquiring about towing contract; current agreement says they will patrol and tow when a violation is present and he has observed them surveying the community for towing opportunities. He would like it changed for them to come only when called. The board is going to look into the contract and current practices.
- Mike
 - Congratulated John Woods and Cate Reich for their new appointments and he believes we have a good group in place to make good impacts ahead.

HEARINGS:

0 hearings were scheduled

APPROVAL OF MINUTES: Meeting Minutes passes by acclamation

Annual Meeting minutes are tabled because we need to explain the write in situation for the community.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Phil Space (will provide notes after)

Trash Contract: After comparing the proposals and costs to continue with American, the finance committee unanimously recommends that the board proceed with awarding next year's contract to Patriot. Management has confirmed that there is no delivery fee from Patriot for containers. Based upon the notice from American, we doubt there is anything that can be done at this point, given the time required for transition and the time it would take to terminate American's current contract.

2023 Draft budget

Highlights:

- Pool - 1K decrease for the contract and an 1K increase for supplies and expendables (zero balance)
- Tree Maintenance - Increase from 28K to 35K based upon actuals and known requirements
- Trash - 12.4K increase to 151K based upon the Patriot contract and estimated tipping and fuel surcharge increases during 2023
- Accounting - increase of 2K to 52K based upon Summit increase for 23

Reserves:

- Recommended increase by 9.75k for common area to 50K to help replenish expenditures from 22
- Recommended increase by 4K for Streets and curbs to 90K

Based upon an expected CPI of 7.1 percent, reserve fund contribution amounts can be changed as required once we have the October CPI-U

Background for the new members and in response to a question from the annual meeting the following are streets that have been completed or will require maintenance:

1. Marconi
2. Eucalyptus
3. Dampier
4. Upper Matisse
5. Rowanta
6. Jenner
7. Luce (2019)
8. Lower Matisse (2020)
9. Red Ash (2020)
10. Euclid/Getty (2021)
11. Lemoyne (2022)

Welcoming Committee – Chairperson: Regina Watson

- Not in attendance

Environmental Committee – Chairperson: John Kylis

- Budget Line for Kids Clean Up Day – considering using this for a \$100 Raffle to encourage minors (under 18) to support clean up
- Mosquito Management - Fairfax County Dept is offline; pursuing

Planning & Development – Lou Tobat

- Congrats to the board

Reserves & Maintenance – Chairperson: Beth Rodriguez

- No committee meeting report, however we have past reports that were being reviewed
- Reviewed needs for benches / fences around the entrance to the pool

Recreation Committee - Vacant

GENERAL BUSINESS-MANAGEMENT REPORT:

Votes Held Between Meetings – Dominique Jackson, Management

Homeowner's Communications – Dominique Jackson, Management

- Homeowners complaining about constant delays with American Disposal and suggest cancelling services [AD was notified we will not be renewing our contract]
- Resident complained seeing tow truck on 8/25 around 1:22pm. Resident proceeded to follow tow truck and tow operator confronted resident about following her and was unprofessional during incident. Request cancelling services and proceed with call in towing only. [notify the BOD]
- Homeowner complained about large trash in front of 7708 Brandeis Way curb side. [Contacted contractor and was removed next day]
- Several calls about Trash being scattered in community. Recommend requiring trash bins. [Association is discussing trash resolutions]
- Owner wants large tree pruned on Matisse Way [Tree added to tree work list]
- Homeowner on Kitchener complained about back fence being damaged due to corroded field.
- Homeowner believes association should keep regular pool hours while school starts.
- Homeowner believes association should have community events throughout the year
- Reported large bulk trash left on Moline. Notice trash was collected during site visit.
- On August 17th lifeguards contacted 911 for an expected chemical leak in the pump room. Biohazard officers reported the leak was minor. Leak was treated and pool reopened.
- Resident called acquiring about tow company contact information

Other Management Actions

- Requested for pricing finals on trash contracts.
- Broadcast emails on delayed trash: 8/9, 8/16 8/23, 8/30
- Annual Architectural Inspections are complete. Report in ES on Pages 91-118. All letters processed through Vantaca in order to utilize the reporting function.
- Reported to Electrical Contractor: 4 Lights out at Pool House Reported
- New Board members information was updated on Vantaca and the directors list
- Code of Conduct and Board Member Handbook was sent to new Board members
- Reviewed minutes and newsletter.

OLD BUSINESS

- **Pool Signs** – Signs ordered
- **Street Signs** - L. Randall submitted a draft application to Fairfax County Fire Marshall then had conference call where Fire Marshall walked her through the application process which was submitted. Cost is \$216. Next step is for an inspector to visit the property and then provide a response. After that point, assuming approval, L. Randall will submit a final report to the board with a recommendation of which streets should receive the single signage for fire lanes.
- **Operations Project** – no additional action
- **Timber Barrier near Luce Tot Lot** – Project completed
- **Maintenance Reserves** – Project to start mid-September, flier distributed.
- **Pool Parking Policy** – See meeting motions
- **Trash Contract** – American Disposal contract terminated, Patriot contract to start November 1st, see website for trash pickup days update. See meeting motions.

NEW BUSINESS

- **EV Charging Policy** – Management to send back to legal for additional review. See meeting motions
- **Pool Parking Policy**: See meeting motions
- **Trash Alternatives** – Discussion ongoing
- **Annual Budget** – To be published in November newsletter

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:57 pm

Moved out of Executive Session at 9:21 pm

MEETING MOTIONS:

- **Motion:** To approve the Pool Parking Policy revisions as printed in the August newsletter. Made by President Kylis, second by VP Woods. Vote: Yes 4 No 0 Absent 1 (Daniel Boganini)
- **Motion:** To approve acceptance of the Patriot trash contract. Made by President Kylis, second by VP Woods. Vote: Yes 4 9 No Absent 1 (Daniel Boganini)
- **Motion:** To approve the Electric Vehicle charging station policy as drafted by legal. Made by President Kylis, second by Treasurer Space. Vote: Yes 4 No 0 Absent 1 (Daniel Boganini)
- **Motion:** To close the Arch violation against lot 320 upon management recommendation. Made by President Kylis, second by VP Woods. Vote Yes 4 No 0 Absent 1 (Daniel Boganini)
- **Motion:** Send delinquency notice to lot 336 to legal. Made by President Kylis, second by VP Woods. Vote Yes 4 No 0 Absent 1 (Daniel Boganini)
- **Motion:** Send delinquency notice to lot 437 to legal. Made by President Kylis, second by VP Woods. Vote Yes 4 No 0 Absent 1 (Daniel Boganini)
- **Motion:** To send notice to lot 372 with proposal to rectify outstanding arch violations else be assessed charges. Made by President Kylis, second by VP Woods. Vote: Yes 4 No 0 Absent 1 (Daniel Boganini)

ADJOURNMENT: The Board adjourned at 9:24 pm

Meeting minutes submitted by Secretary Reich