

Final
NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 145 225 9182
November 3, 2021 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:01 pm by Stephanie Reed

The meeting was virtual and recorded.

BOARD MEMBERS PRESENT: President Debby Ramirez, Treasurer Phil Space, and Secretary John Kylis. Vice President Bobby Royal was absent.

MANAGEMENT PRESENT: Stephanie Reed

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: President Ramirez welcomed everyone and adds there are a number of hearings scheduled during this meeting so we will do our best to keep things moving along.

COMMUNITY FORUM: No comments.

HEARINGS: 11 hearings scheduled.

APPROVAL OF MINUTES: Meeting Minutes passes by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Phil Space

- No comments back from draft budget published in November newsletter.
- Developments ongoing for a detailed reserve spending plan.

Welcoming Committee – Chairperson: Regina Watson

- No report

Environmental Committee – Chairperson: John Kylis

- No report

Planning & Development – Lou Tobat

- Thanks to everyone who turned out to vote on Nov 2nd

Reserves & Maintenance – Chairperson: Beth Rodriguez

- No Report.

Recreation Committee - Vacant

GENERAL BUSINESS-MANAGEMENT REPORT:

Votes Held Between Meetings – Stephanie Reed, Management

Motion to amend the prior motion to move funds from two expiring CDs into a single 1-year CD at CIT instead of Alliance Bank. Made by Treasurer Space, seconded by President Ramirez. Vote: 3 yes 0 No

Homeowner's Communications – Stephanie Reed, Management

- Request from homeowner to cancel ACH. (Account cancelled)
- A few updates/questions about ARC violations
- Question about tree pruning on Marconi (told homeowner they can prune anything that comes on property line)
- Request for dead tree to be removed on Moline (contacted Dale to remove)
- Question about trash not being emptied at tot lots (called American Disposal)
- Question about vegetable garden allowed in front yards (Stated there was nothing specific in the ARC guidelines)
- Concern from homeowner on Brandeis about shed being too high in neighbor's yard (confirmed that it was the acceptable height per ARC guidelines)
- Answered question about resale package (referred them to Homewise)
- Request to update billing address
- Question about vehicles with expired tags parking on DeLong (state street and can't tow)
- Concern from homeowner about LeMoyné asphalt in disrepair (stated that we would inspect)
- Bolt came out of swing on Northumberland tot lot (contacted contractor to repair)

OTHER MANAGEMENT ACTIONS

- Reviewed draft procedures, minutes, newsletter.
- Sent 2nd violation letters and Hearing letters
- Worked on renewal notices to pool/RV parking owners
- Contacted Fairfax water to repair meters on Luce Court (Fairfax Water repaired)
- Set up Ring Central for Finance meeting
- Gave requested info to Treasurer about pool expenditures
- Gave requested info to Secretary about amount of monthly Vantaca charges and charge in June
- Requested environmental chair to pick up glass and tires on Eucalyptus (John picked up)
- Pool has been winterized and all furniture stored.

OLD BUSINESS

- 2021 Street projects completed
- Grounds projects completed aside from the retaining wall area.
- Annual Architectural Inspections: 2nd violation letters distributed and hearing letters sent
- Pool contract best and final offers received.
- Notary license attained.
- Common ground improvements for 2022 to be planned
- Annual Tree Walk, confirmed with Blade Runners all noted trees are priority 1
- Memorial dedication plaque prices and sizes obtained.

NEW BUSINESS

- Vantaca determined not to fit the needs of NCA as previously provisioned, Secretary Kyllis to propose new methods of enhancing NCA's digital presence.

The Board convened into Executive Session at 8:33pm to discuss ARC Hearings.

EXECUTIVE SESSION: The Board Convened into Open Session at 9:06 pm.

MEETING MOTIONS:

1. Motion: To approve Draft 2022 budget as published in the November Newsletter. Made by Treasurer Space, Seconded by President Ramirez. Vote: 3 Yes 0 No
2. Motion: To approve the Titan Pool contract. Made by Treasurer Space, Seconded by President Ramirez. Vote: 3 Yes 0 No
3. Motion: To approve Blade Runners tree removal not to exceed the amount of \$9000. Made by Treasurer Space, Seconded by President Ramirez. Vote: 3 Yes 0 No
4. Motion: To waive charges for Lot 27 contingent on receiving an Exterior Project Request Form. Otherwise, charges will be assessed at \$10 per day starting December 1, 2021, for a period of up to 90 days. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
5. Motion: To waive charges on Lot 67 and to waive sidewalk repair requirement until time of repair or replacement. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
6. Motion: To waive charges for Lot 118 contingent on receiving an Exterior Project Request Form. Otherwise, charges will be assessed at \$10 per day starting December 1, 2021, for a period of up to 90 days. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
7. Motion: To waive charges for Lot 119 contingent on receiving an Exterior Project Request Form. Otherwise, charges will be assessed at \$10 per day starting December 1, 2021, for a period of up to 90 days. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
8. Motion: To waive charges for Lot 40 contingent on receiving an Exterior Project Request Form. Otherwise, charges will be assessed at \$10 per day starting December 1, 2021, for a period of up to 90 days. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
9. Motion: To assess a charge of \$10 per day for Lot 73 starting December 1, 2021, for a period of up to 90 days if the violation has not been corrected. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
10. Motion: To waive charges for Lot 83. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
11. Motion: To assess a charge of \$10 per day for Lot 97 starting December 1, 2021, for a period of up to 90 days if the violation has not been corrected. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
12. Motion: To assess a charge of \$10 per day for Lot 248 starting December 1, 2021, for a period of up to 90 days if the violation has not been corrected. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
13. Motion: To waive charges for Lot 256. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No
14. Motion: To assess a charge of \$10 per day for Lot 257 starting December 1, 2021, for a period of up to 90 days if the violation has not been corrected. Made by President Ramirez, Seconded by Secretary Kylis. Vote: 3 Yes 0 No

ADJOURNMENT: The Board adjourned at 9:15 pm

Meeting minutes submitted by Secretary Kylis