

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
December 2, 2020 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:02 pm by President Ramirez.

The meeting was recorded.

BOARD MEMBERS PRESENT: President Debby Ramirez, Vice President Regina Watson, Secretary Karen Chauvin, and Director John Kylis. Treasurer Bobby Royal was absent.

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 2 residents

PRESIDENT'S COMMENTS: President Ramirez hoped that everyone had a nice Thanksgiving, despite the pandemic and limitations. She hoped everyone would enjoy the upcoming holidays and be safe.

COMMUNITY FORUM:

A resident expressed thanks to the Board for carrying on during the pandemic. He also asked whether letters would be sent to those who had requested spaces in the fenced parking lot. Letters are being mailed, but NCA is having computer issues, which has slowed the process.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: See Meeting Motions.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – As reported by Community Manager Lori Randall

Financial highlights as of 10/31/20.

Total cash in operating accounts - \$220,052

Operating reserves - \$145,370, (100% invested)

Reserve Assets - \$195,354 (\$48,746 in common and \$146,609 in streets)

Liquid assets - \$144,354

Investments - \$51,000 in treasury notes

Committee Reports

Environmental Committee – John Kylis

Fall Clean-Up Day was held on November 14, 2020. A Big Thank You to Joyce who volunteered to assist in the cleanup. Three large garbage bags of litter were collected from the wooded areas.

The next Committee meeting is scheduled for February 1, 2021, and Clean-Up day is tentatively scheduled for March 20, 2021. A Clean-Up Day application was submitted to CleanFairfax.org for assistance in obtaining supplies (vests, gloves, bags).

Planning & Development – Lou Tobat

The Fairfax County Board of Supervisors voted to approve the agreement with Alpine-X for the Fairfax Peak

project, which will eventually create more than 1,300 jobs. According to the Board, this will lead to the construction of "one of the largest indoor ski facilities in the world." The plan approval did not specify where the ski slope project would be built; however, the agreement does allow more on-site research and "feasibility" studies.

Reserves & Maintenance Planning Committee – Beth Rodriguez

No report.

Recreation Committee – Pam Rodriguez

No report.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings – Lori Randall, Management

None.

Homeowner Communications – Lori Randall, Management

- Resident expressed interest in restarting the Neighborhood Watch. [Suggested resident provide written goals and plans and attend December meeting.]
- Dead tree behind 7842 Godolphin. [Tree contractor has taken care of it.]
- Question on yard sales in NCA. [They are allowed on private property, but not on common ground.]
- Resident reported carvings on a tree that concerned her. [Suggested sandpaper, and shared her concern with the Environmental Committee.]
- Resident felt tree contractor damaged grill and grill cover. [Followed up with contractor to make sure all was satisfied.]
- Branches fell on Moline median and a dead tree was resting on another. [Tree has been taken care of.]
- Trash can at Luce tot lot not emptied again. [Contractor promised a field supervisor would be involved.]
- Communications with resident who felt street contractor cracked her sidewalk. [Plan was for contractor to replace sidewalk pad when in the area on another project. Pad replacement did not occur in October. Further follow up will occur in Spring.]
- 2 lights out on Euclid. [Will be reported.]
- In Summit's new computer system, the 'homeowner list' under the Board information directory has account balances. [This field has been removed.]
- Complaint of a dead tree behind home on Moline. [Management will follow up.]
- Seller of a property in NCA wants the Association to send a violation letter to current owner for not completing exterior work escrowed at sale. [Violation should be cited at next annual inspection.]
- Car on Brandeis that doesn't move from blank space. [Picture taken and will be monitored.]

OLD BUSINESS

- Maintenance – Reserve Funds
 - Streets
 - Engineering specifications for Euclid/Getty/LeMoyne street renovations in 2021. Contract with GJB for \$4,950 signed. Tabled until specifications report is received.
 - Community Survey – Eleven responses have been received and are being tallied. Signs will be posted in mid-December reminding residents that responses must be received by December 31, 2020.
 - Exterior Project Forms – Tabled until January 2021.
 - Email Distribution List – Tabled to January 2021.
 - Use of Association Email by Committees – Tabled to January 2021.
 - Website Streamlining – Tabled to January 2021.

- Committees – The Board reviewed a draft committee charter and provided comments. A revised charter will be provided to the Board for final review and comments.
- Architectural Standards Revision – Motion made on the matter.
- Meeting Signs – Motion made on the matter.

NEW BUSINESS

- Formal Complaint – The Board received a formal complaint stating that “NCA does not provide a reasonable, effective, and free method for lot owners to communicate among themselves and the Board of Directors in violation of Virginia POA 55.1–1817.” The Board discussed existing options for such communication which include Letters to the Editor of the NCA Newsletter, Community Forum during the monthly Board meetings, and emails to the Board. Motion made on the matter.
- Maintenance 2021 – Operating Funds – Each Board member will review the current list of maintenance items and select those with the highest priority for discussion at the next meeting.
- Three new agenda items were identified for the January 2021 Board meeting: adding a section on security cameras to the Architectural Standards; colors for staining brick, and discussion on reinstating the NCA Welcoming Committee. Vice President Watson volunteered to assist with the Welcoming Committee.

MEETING MOTIONS

1. Minutes of the November 4, 2020 Board meeting were approved by unanimous consent.
2. Motion: To approve revisions to the Architectural Standards as published in the November newsletter.
Made by Director Kyllis, Seconded by President Ramirez.
Vote: 4 Yes 0 No.
3. Motion: To make a final determination on the formal complaint that no NCA action is necessary as existing communication options meet the requirements of the Virginia Property Owners’ Association Act.
Made by President Ramirez, Seconded by Director Kyllis.
Vote: 4 Yes 0 No.
4. Motion: To purchase 3 letter board signs at a cost not to exceed \$450.
Made by Vice President Watson, Seconded by Director Kyllis.
Vote: 4 Yes 0 No.
5. Motion: To adjourn the meeting.
Made by President Ramirez, Seconded by Vice President Watson.
Vote: 4 Yes 0 No.

ADJOURNMENT: The Board adjourned at 10:01 pm.

Minutes prepared by Secretary Chauvin.