

NEWINGTON COMMUNITY ASSOCIATION
MONTHLY BOARD MEETING MINUTES
January 8, 2020

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: None

PRESIDENT'S COMMENTS: The holiday lights in the community looked very nice.

COMMUNITY FORUM:

- A resident commented that there were lights out at the sign on Rolling Rd and Northumberland.

HEARINGS:

Lot 236 was not in attendance.

APPROVAL OF MINUTES: Minutes were approved by unanimous consent. *(All motions are listed at the end of the minutes.)*

OFFICER & COMMITTEE/BUSINESS REPORTS:

Treasurer's Report – Treasurer Royal

NCA's expenses are on track with the budget. About \$50,000 of the available cash funds in the operating accounts should be invested in CD's to obtain investment income. Treasurer Royal will call a Finance Committee meeting to discuss.

Planning & Development – Lou Tobat

No report.

Reserves & Maintenance Planning Committee – Beth Rodriguez

No report.

Recreation Committee – Pam Rodriguez

A Holiday Party was held at Saratoga Elementary School.

Environment Committee – Timothy Helferstay

No report.

Votes Held Between Meetings – Lori Randall, Management

None.

Homeowner Communications – Lori Randall, Management

- Letter provided by homeowner during Community Forum section of the December Board meeting. [Board has reviewed and took action as needed.]

- A homeowner thanked the association for the new trash can near Getty Ct.
- Resident stated a car regularly parks along yellow curb lane on Moline. [Residents may report such concerns directly to Dominion Towing.]
- School bus speeds on Godolphin. [Bus number reported to FCPS Transportation. [Residents may report such concerns directly to the public school contacts.]
- Stop signs on LeMoyné are down. [Old signs were not found. New stop signs have been ordered.]
- There was a water main break on Durer.
- Worked with police and provided copies of security camera video regarding a trailer stolen from the pool parking lot.
- A resident would like to have the underbrush cleared on a path that runs through the field near the power lines behind Moline and Euclid. [This is a naturalized area that has never been part of the grounds contract. The gas company keeps some of it cleared and the County clears their area twice year. Any NCA work in this area would require additional funds.]
- Received a hand-written complaint on a delinquency letter. [Board to review.]
- Received two complaints on leaf piles not being picked up quickly enough. [Leaf piles were removed.]
- Received complaint that a resident considers the NCA newsletter placed on her door as trash left by the Association. [Board to review.]
- Furniture is being dumped in the woods at the side of the ballfield.
- Received email that a large van is obstructing the view when resident backs out of assigned parking space. Resident believes this is a violation of the Parking Policy. [Board to review.]
- Resident stated there was ice on Godolphin. [Areas that were icy were treated around 2:00 am by NCA's snow contractor. Areas with more traffic were clear or had less ice.]

OLD BUSINESS

- Maintenance
 - Lower Matisse/Red Ash street renovations – Awaiting a contract from Fairfax Paving.
 - Common Grounds – Received recommendations and quotes from one contractor for improving five priority maintenance areas; awaiting quotes on two other areas. Management will get additional quotes/recommendations for these areas.
 - Shade at the pool – Finance Committee will look at option to install a concrete pad in the grassy area and put a few tables there to provide shade.
- Using Google Forms for Exterior Project Requests – Removed from agenda.
- ARC Standards – Draft of the changes will be published in the February newsletter.
- ARC Inspections for 2019 – Process is complete. Next hearings will be scheduled for February.
- Reserve Study – Reserve Advisors stated that the costs to replace 5 streets in the next 4 years and the estimated \$1.3 million needed to replace the pool structure in 2037 are the major drivers of drastic swings in reserve study funding recommendations. Finance Committee to review and make a recommendation to the Board regarding the Reserve Study.
- Board Orientation – Received a “Board of Directors Handbook” from legal counsel. The Board will read and compile any questions.
- Trash Policy Revisions – Motion made on the matter.
- Board Member Appreciation – Motion made on this matter.

NEW BUSINESS

- Lee High School All Night Graduation Committee – Motion made on this matter.
- Maintenance – Reserve Plans
 - Streets – Management recommends contracting with engineer to draw up specifications for next two street projects.

Common Grounds – Manager will add an addendum to Fairfax Paving’s contract for Matisse and Red Ash renovations to repair the concrete stairs at the Eucalyptus wall. Manager will also get quotes for the concrete retaining wall near Matisse.

Pool Deck Repair – \$10- 20,000 to repair a section of decking. Two quotes received in 2018.

Management will reintroduce quotes for pool deck repairs and include a concrete pad in the grassy area so some tables can have umbrellas.

- Trash Contract Increase – There will be a 10% increase effective January 2020.
- 2020 Pool Rules – Motion made on this matter. The Board agreed Management should continue to pursue small outstanding assessment balances by withholding pool passes for any amount outstanding.

Board convened into Executive Session at 9:16 pm.

EXECUTIVE SESSION

Discussed employee matter and legal matters.

Board reconvened into Open Session at 9:45 pm.

MEETING MOTIONS

1. Minutes of the December 4, 2019 Board meeting were approved by unanimous consent.
2. Motion: To approve the Trash Policy as printed in the December newsletter.
Made by President Cerchione, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
3. Motion: To show appreciation to former Board members who, since 2000, have served a full 3-year term on the Board. Their names will be engraved on a plaque that will be hung in the NCA meeting room.
Made by President Cerchione, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
4. Motion: To approve a \$150 donation to the Lee High School All Night Graduation Party.
Made by President Cerchione, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
5. Motion: To approve the 2019 Pool Rules for use in 2020 and to continue the collection of small overdue assessments and fees before releasing pool passes.
Made by President Cerchione, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
6. Motion: To waive a late fee of \$12.98 for Lot 576.
Made by President Cerchione, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
7. Motion: To waive a late fee of \$12.98 for Lot 499.
Made by President Cerchione, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
8. Motion: To take no further action on Lot 236 as the matter has been resolved.
Made by President Cerchione, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 9:46 pm.