The regularly scheduled monthly meeting of the Board of Directors for February was held on Tuesday, February 28, 2017. The meeting was called to order at 7:05 p.m. by President Jon Dellaria in the Cameron Station Clubhouse located at 200 Cameron Station Blvd, Alexandria, VA 22304, with a quorum present.

**Board Members in Attendance:**
- Jon Dellaria  President
- Michael Johnson  Vice President
- Megan Brock  Treasurer
- Stephanie Bibighaus  Secretary
- Donna Kenley  Director
- Rodney Gray  Director
- Elliott Waters  Director

**Board Members Absent:**
None.

**Others in Attendance:**
- Deirdre Baldino, Assistant General Manager, CMC
- Brian Lord, HOA Division Director, CMC
- Rhonda Davis, Financial Supervisor, CMC
- Steve Philbin, Vice President of Operations, CMC
- Whitney Shepard, Recording Secretary, CMC

**APPROVAL OF AGENDA**

MOVE TO: “Approve agenda as presented along with additional agenda item submitted in two parts: first – Board of Directors establish an Excellence in Community Leadership Award to be presented in the form of a Special Resolution of Appreciation and second, should the first part of the motion pass - that the Board of Directors approve SPECIAL RESOLUTION NO. 2017-01: in recognition of Ms. Elizabeth McAlee’s dedicated service”

Moved by: Elliott Waters
Seconded: Michael Johnson
For: ALL
Against: NONE
Absent: Stephanie Bibighaus

MOTION: PASSED

*Change in attendance: Stephanie Bibighaus arrived at 7:09 P.M.*
VULCAN PROPERTY RE-DEVELOPMENT
Over course of next 3-5 years, new a development project will be constructed on approximately fourteen (14) acres. Project has ceased on aggregate side and a plan has been presented as follows: a mixed-use area with a commercial property, multi-family building, and townhomes. Additionally, this plan will include a solution for public transportation usage and preserve environmental areas. This project is in very early stages and next steps are to resubmitted concept one.

GUEST SPEAKER
Sergeant Misty Battle, Supervisor of West-End 3PM-2AM (in place of Chief Huchler) with the Alexandria Police Department was present and provided the following information:
- Robbery of bicycle 715pm-815pm case was closed by arrest 2/5; 2/10; 2/18 Somerville; Somerville; Maple
- Storage shed, bike stolen 430-445pm witness show suspect, scared them off bike was recovered
- VA Sex registry: http://sex-offender.vsp.virginia.gov will provide names and recent photographs required to re-register on website.
- Since last meeting: automobiles have been tampered; cash taken with no forced use to obtain entry, noted as a crime of opportunity; passerby’s do walk through community please lock doors and conceal valuables.
- More bike patrol will be coming soon; if robberies increase more officer foot traffic will be seen.

HEARING
None.

RESIDENT’S OPEN FORUM
• Owner strongly opposed pet policy decided on at last meeting. Owner requested clearer communication on “no dogs’ signs”; owner stated decision was misrepresented to community and requested decision re-evaluation.
• Owner reported on “Complete Streets” program and survey developed by committee. Survey would allow for owners to voice areas of potential safety treatment. Vision Zero; will attend safe routes to schools.

APPROVAL OF MINUTES
MOVE TO: “Approve the January 31, 2017 Board of Directors meeting minutes as presented with following amendments: Page one requested strike all verbiage after “resident’s ....” articulation of discussion by community members of pet policy including health issues, implementation plans, contentious debate among committee members on need/lack of the survey, and cost of implementation. Additionally, note that there was a Town Hall meeting.”
Moved by: Stephanie Bibighaus
Seconded: Elliott Waters
Against: Michael Johnson
MOTION: PASSED

FINANCIAL REPORT FOR DECEMBER 2016 AND JANUARY 2017
This summary reflects the unaudited FY17 financial entries as of January 31, 2017.

<table>
<thead>
<tr>
<th>EXECUTIVE SUMMARY</th>
<th>ACTUAL</th>
<th>BUDGET</th>
<th>VARIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cash and Investments</td>
<td>$2,307,942.50</td>
<td>$2,205,032.28</td>
<td>($3,734.93)</td>
</tr>
<tr>
<td>YTD Income</td>
<td>$201,297.35</td>
<td>$205,032.28</td>
<td>($3,734.93)</td>
</tr>
<tr>
<td>YTD Expenses</td>
<td>$175,807.44</td>
<td>$201,386.00</td>
<td>($25,578.56)</td>
</tr>
<tr>
<td>YTD Net Income, Surplus/(Loss)</td>
<td>$25,489.91</td>
<td>$3,646.28</td>
<td>$21,843.63</td>
</tr>
</tbody>
</table>

As of 1/31/17 the Residential Assessments Receivable balance was $131,612.85. This reflects a delinquency rate of approximately 5.20% the acceptable industry standard is 5%.

PRO-FIT REPORT FOR JANUARY 2017
Presented report as provided in BOD packet.

OFFICERS'/COMMITTEE REPORTS

Common Area Committee
Mr. Robert Burns presented that committee the John Ticer Gazebo replacement, identified as an emergency need. Gazebo has been roped off and disrupted by weather. Noting two factors as conditions of approval (1) damage due to equipment on ground and (2) requested adjustments included a price increase due to potential repairs. Ms. Brock inquired if schematics were included and if soil compaction would be addressed. Mr. Waters inquired on the cost to extend the warranty to protect interest. Board inquired if committee would consider another solution in place of the concrete gazebo. Ms. Bibighaus inquired on the extent of study. Mr. Johnson inquired on when price increase occurred, warranty, and cost disparities between bids. Mr. Burns provided that the price increase was provided after stipulation was placed to CMC after committee decision and committee will provide an update on price disparity. Minda court benches and noted drainage issues within community specifically areas where water drains into asphalt cracks. This line item has been noted in reserve study. Pet stations- committee does not agree this has to be done. Mr. Waters inquired if Committee has seen final draft and recommended committee see final draft to be aware of all input from Board members. Ms. Bibighaus noted that addressing the pet stations discussion amidst pet policy decisions provides an incorrect correlation to the community. Mr. Dellaria requested that matter be discussed in New Business.

Architectural Review Committee
No updated information. Ms. Brock inquired on costs of towing signs.
Cameron Club Facilities Committee
Mr. Michael Henry presented update on proposal to replace seven machines at $28,842 that was re-negotiated to $26,887; requests Board approve seven new machines at re-negotiated price. Mr. Dellaria stated there is a cost variance on operational budget to be considered before Board can decide. Ms. Bibighaus stated that Board concern was to address if additional machines would be needed in the future, committee representative confirmed additional machines would not be needed in the future. Mr. Dellaria requested on time frame, committee reported items could take 4-10 weeks. Upgraded machines would be wireless to be partnered with a cellular app.

Activities and Events Committee
No updated information. David Nguyen has taken position as the new Chair and a movie night is scheduled for March 10, 2017 featuring Camina En Santiago.

Communications Committee
No updated information.

Financial Advisory Committee
Reported that December 2016 financials raised questions and January 2017 did not. The FAC requested that the committee have independent responsibility and the ability to be more involved with the process of approving contracted services.

OLD BUSINESS
City of Alexandria Update: No update reported.

BOARD DISCUSSION/BOARD DECISION
a. MOVE TO: “Rescind prior vote on pet policy.”
   Moved by: Stephanie Bibighaus
   Seconded: Elliott Waters
   Against: Michael Johnson, Megan Brock, Rodney Gray, and Jon Dellaria
   MOTION: FAILED

   Move to “Table revision of pet policy to get additional information.”
   Moved by: Michael Johnson
   Seconded: Stephanie Bibighaus
   Against: Meghan Brock
   MOTION: PASSED

   ACTION ITEM: Ms. Kenley requested more research and information be gathered by the CAC and presented to Board to facilitate understanding.
Move to “Table purchase of pet stations.”
Moved by: Michael Johnson
Seconded: Stephanie Bibighaus
For: ALL
Against: NONE
MOTION: PASSED

Move to “Table decision of John Ticer Gazebo for further information by the CAC.”
Moved by: Jon Dellaria
Seconded: Donna Kenley
For: ALL
Against: NONE
MOTION: PASSED

ACTION ITEM: The Board requested each contractor be in attendance at the next CAC meeting to present proposals and/or alternative designs that may be more cost effective.

Move to “Table signing parking policy.”
Moved by: Elliott Waters
Seconded: Donna Kenley
For: ALL
Against: NONE
MOTION: PASSED

b. 2017 Capitol Replacement for the Fitness Equipment
MOVE TO: “Approve the CCFC’s recommendation to the Board of Directors to accept Professional Fitness Management, LLC’s (ProFIT) proposal to purchase to total of seven new machines as detailed in the attachment at a total cost of $26,887.11 after trade in of the old equipment.”
Moved by: Michael Johnson
Seconded: Donna Kenley
For: ALL
Against: NONE
MOTION: PASSED

c. Minda Court- Benches
MOVE TO: “Approve the CAC’s recommendation to the Board of Directors to approve Lancaster Landscapes proposal in the amount of $6,9915.00 to: install two brick pavers to match Cameron Station Walkway and install two 6 feet benches (Victor Stanley) two benches in the Minda Court Pocket Park as funded out of Capitol Improvement Reserve.”
Moved by: Rodney Gray
Seconded: Donna Kenley
For: ALL
d. Drainage Issues
   MOVE TO: “Approve the CAC’s recommendation to the Board of Directors to have CCI (Corporate Complete Installation, LLC) perform the drainage repairs to 428 Ferdinand Day Drive and 5228 Tancreti Lane to be funded by Capitol Improvement Reserve.”
   Moved by: Michael Johnson
   Seconded: Donna Kenley
   Against: Elliott Waters
   MOTION: PASSED

e. Architectural Review Committee (ARC) Appointment
   MOVE TO: “Approve the appointment of Christopher Hines to the Architectural Review Committee.”
   Moved by: Elliott Waters
   Seconded: Michael Johnson
   For: ALL
   Against: NONE
   MOTION: PASSED

f. Activities and Events Committee (A&E) Appointment
   MOVE TO: “Approve the appointment of Renee Rothschild as a member of the Activities & Events Committee (A&E).”
   Moved by: Donna Kenley
   Seconded: Michael Johnson
   For: ALL
   Against: NONE
   MOTION: PASSED

MATTERS FOR BOARD DISCUSSION
   a. Management Report- include in Board packet for review.
   b. Cameron Station Insurance Process- Expires: 4/15/17; Board was provided renewal process information for records.

MOVE TO: “Approve establishing an Excellence in Community Leadership Award to be presented in the form of a Special Resolution of Appreciation; and for the record that the approval date shall also become the effective date of this new Association Award; AND should the first part of the motion pass, further move that Board of Directors approve SPECIAL RESOLUTION NO. 2017-01 submitted in recognition of Ms. Elizabeth McAlee’s dedicated service to the Cameron Station Community and that approval date shall be the effective date.

Moved by: Elliott Waters
Seconded by: Donna Kenley
(see motion to table)

MOVE TO: "Table the discussion that the Board of Directors establish the Appreciation for Excellence in Community Leadership Award as presented and present the first recipient as Elizabeth McAlee and approval date also be established as the effective date."

Moved by: Rodney Gray
Seconded by: Michael Johnson

MOTION PASSED

ACTION ITEM: CMC tasked to report back to the Board of Directors at its next meeting how many properties under its management have Leadership Awards

RECESS:
MOVE TO: Motion to suspend the meeting to the following evening at 7:00pm”
Moved by: Rodney Gray
Seconded: Michael Johnson
For: ALL
Against: NONE

Motion: PASSED

RECONVENE:
MOVE TO “Reconvene the suspended meeting at 7pm on March 1, 2017 to discuss personnel issue”
Moved by: Michael Johnson
Seconded by: Rodney Gray
For: ALL
Against: None

Motion: Passed

EXECUTIVE SESSION:
MOVE TO: “Enter into Executive Session to discuss personnel issues”
Moved by: Michael Johnson
Seconded by: Rodney Gray
For: ALL
Against: None

Motion: PASSED

END EXECUTIVE SESSION:
MOVE TO: “End Executive Session at 7:30pm on March 1, 2017”
Moved by: Michael Johnson
Seconded by: Rodney Gray
For: ALL
Against: None

Motion: PASSED
ADJOURMENT:
MOVE TO: Adjourn the meeting at 7:31pm
Moved by: Michael Johnson
Seconded by: Rodney Gray
For: ALL
Against: None
Motion: PASSED

Minutes prepared, and respectfully submitted by: Whitney Shepard, Recording Secretary, CMC