

**CAMERON STATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, May 30, 2017**

The regularly scheduled monthly meeting of the Board of Directors for May was held on Tuesday, May 30, 2017. The meeting was called to order at 7:00 p.m. by President Jon Dellaria at the Cameron Club located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

Board Attendance

Jon Dellaria President
Michael Johnson Vice President
Megan Brock Treasurer
Donna Kenley Director
Stephanie Bibighaus Secretary

Members Absent

Rodney Gray Director
Elliott Waters Director

Others Attending

Judy Johnson, General Manager, CMC
Deirdre Baldino, Assistant General Manager, CMC
Jan Ward, Vice President, HOA Division Director, CMC
Meghan Marville, Recording Secretary, CMC
Cameron Station Residents

APPROVE AGENDA

Move To: "To approve agenda as presented."

Moved by: Michael Johnson

Seconded: Megan Brock

For: All

Against: None

Absent: Stephanie Bibighaus, Rodney Gray, Elliott Waters

MOTION PASSED

GUEST SPEAKER

Alexandria City Police Liaison Chief Huchler reported that in the past month our neighborhood experienced an influx in thievery from unlocked cars and a suspicious person soliciting the neighborhood.

HEARING

Resident not present, hearing information included in executive session materials.

RESIDENTS' OPEN FORUM

- Resident thanked the board for removing the tape around the gazebo and mentioned it was starting to look worn.

- Another resident spoke in favor of keeping the John Ticer gazebo and the class and value it adds to the neighborhood.
- New resident spoke about the John Ticer gazebo as well, noted that its ambiance is one of the elements that drew her to the community and that it should be repaired or replaced in kind.
- Yet another resident agreed with both previous comments in favor of the John Ticer gazebo and as an engineer would like to be allowed to see the report.
- Another resident noted that he witnessed the gazebo being built and and feels that the problem with the gazebo is based on too much water on the ground in the area, he suggested “draining the swamp.”
- A long-time resident appreciated that the no pet sign was removed and as a pet lover she felt it made the community more welcoming.
- Another pet owner thanked the board for the increase in pet stations.
- A long term resident felt very frustrated with the John Ticer gazebo situation and the lack of communication related to it as well as the unusual length of time it has taken to be addressed.
- A couple also noted and agreed with the John Ticer sentiments.

APPROVAL OF MINUTES

Move To: “Approve the minutes from the April 25, 2017 Board of Directors meeting as presented.”

Moved by: Michael Johnson

Seconded: Megan Brock

For: All

Against: None

Absent: Stephanie Bibighaus, Rodney Gray, Elliott Waters

MOTION PASSED

FINANCIAL REPORT FOR APRIL 2017

This summary reflects the un-audited fiscal year 2017 financial entries. Please be reminded, this is a snapshot of the Association’s financial situation as of April 30, 2017.

EXECUTIVE SUMMARY	Actual	Budget	Variance
Total Cash and Investments	\$2,503,905.84		
YTD Income	\$ 816,463.01	\$ 824,933.30	(\$ 8,470.29)
YTD Expenses	\$ 712,587.78	\$ 820,427.50	(\$107,839.72)
YTD Net Income, surplus/(loss)	\$ 103,875.23	\$ 4,505.80	\$ 99,369.43

Treasurer Megan Brock presented the report as included in the BOD pack and also noted that the delinquency rate is 2.6% which is well below the industry standard of 5%. She also mentioned that the new community General Manager is keeping a watchful eye on the budget, particularly the committee budgets and keeping them apprised of their standings on a monthly basis.

Change of Attendance: Stephanie Bibighaus arrived at 7:34 p.m.

PRO-FIT REPORT FOR APRIL 2017

Presented report as provided in BOD packet.

OFFICERS'/COMMITTEE REPORTS

Activities and Events Committee

Has started to plan the pool party and noted that there will be a Bunko Game Night tomorrow night.

Architectural Review Committee

Had nothing significant to report but are still looking into tree replacement issues.

Common Area Committee

Noted that the communication with the landscaper has improved regarding mowing and that the brick work for the new benches on Minda Court is now complete. They also spoke in favor of their items for decision on the agenda tonight and will have some additional lighting estimates for the CSB gazebo for the next board meeting. Pride of Ownership nominations closed last week and the committee will be working on the decisions in the next week.

Cameron Club Facilities Committee

Spoke in favor of their recommendation for appointment to their committee and also reported that the recent health fair had been advertised outside of the community when it shouldn't have been.

Communications Committee

Reported that the May/June issue of The Compass went out today and noted that the recent help from Deirdre and Mimi had been instrumental in the production of the newsletter. They also mentioned that not only are they looking for new members but that they could really use someone(s) with PR experience.

Financial Advisory Committee

Is excited to have Judy on board and to have an increased number of estimates for future projects.

OLD BUSINESS

City of Alexandria Update

Green Hill Properties has some future plans for the old location of Burger DeLight.

NEW BUSINESS

None.

MATTERS FOR BOARD DISCUSSION

- a. John Ticer Gazebo

Discussed proposals for complete repairs or complete removal of the gazebo as well as options of possible costs for a new gazebo or pergola. An engineer will also be coming to look at the drainage issue and propose options. Board requested increased communication goes out to residents regarding this issue.

MATTERS FOR BOARD DECISION

- a. Lancaster Proposal: Linear Park Mulch

Move To: “Approve the Common Area Committee’s (CAC) recommendation to the Board of Directors, to approve the Lancaster Landscapes, INC. proposal #28312 for the Linear Park Mulching- Spring 2017 in the amount of \$3,253 to be expensed from GL 6685 - Linear Park Landscape & Maintenance.”

Moved by: Donna Kenley

Seconded: Megan Brock

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

- b. Lancaster Proposal: Swale Creation

Move To: “Approve the Common Area Committee’s (CAC) recommendation to the Board of Directors, to approve the Lancaster Landscapes, INC. proposal #28233 for the swale creation (drainage issue) in the rear common area between Brawner Place and Bessley Place Linear in the amount of \$5,077.50 to be expensed from GL 3364- Capital Improvements.”

Moved by: Michael Johnson

Seconded: Donna Kenley

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

- c. Lancaster Proposal: Irrigation Installation at Clubhouse

Move To: “Approve the Common Area Committee’s (CAC) recommendation to the Board of Directors, to approve the Lancaster Landscapes, INC. proposal #28274 for installation of one irrigation zone to the right side of the clubhouse in the amount of \$1,200 to be expensed from GL 3364 - Capital Improvements.”

Moved by: Michael Johnson

Seconded: Megan Brock

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

- d. Lancaster Proposal: Landscape Enhancements at 101 Martin

Move To: "Approve the Common Area Committee's (CAC) recommendation to the Board of Directors, to approve the Lancaster Landscapes, INC. proposal #28257 for landscape enhancements located at 101 Martin Lane, install mulch, extended brick paver walkway, regrade foundation at gate and install engineered wood in the amount of \$2,587.50 to be expensed from GL 6155 -Turf Treatment & Enhancements."

Moved by: Donna Kenley

Seconded: Megan Brock

For: Donna Kenley

Against: Megan Brock, Stephanie Bibibighaus, Michael Johnson

Absent: Rodney Gray, Elliott Waters

MOTION FAILED

Move to: "TABLE Landscape Enhancements at 101 Martin for the next meeting."

Moved by: Donna Kenley

Seconded: Megan Brock

For: Donna Kenley

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

- e. RE Electric: Street Light Purchase

Move To: "Approve the Common Area Committee's (CAC) recommendation to the Board of Directors, to approve the R.E. Lee Electric proposal to furnish and store two (2) complete set-up poles, fixtures, globes in case of damage that requires a replacement in the amount of \$6,613.00 to be expensed from GL 3280 – Repair & Replacement Reserve Expenditures."

Moved by: Michael Johnson

Seconded: Donna Kenley

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

- f. CCFC Appointment

Move To: "Approve the appointment of Dan Ogg as a members of the Cameron Club Facilities Committee (CCFC)."

Moved by: Michael Johnson

Seconded: Stephanie Bibighause

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

g. A&E Appointments

Move To: "Approve the appointments of Sarah Tressler, Andrew Yang, Linda Taousakis, and Ritah Karera as a members of the Activities & Events Committee (A&E)."

Moved by: Michael Johnson

Seconded: Stephanie Bibighaus

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

MATTERS FOR BOARD REVIEW AND INFORMATION

Management Report

Included in board packet for review.

EXECUTIVE SESSION

Move To: "Enter into executive session at 9:25 p.m. to discuss delinquencies, collections reports and hearing result."

Moved by: Michael Johnson

Seconded: Stephanie Bibighaus

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

Discussed delinquencies, collection reports and hearing.

Move To: "Exit executive session at 9:37 p.m."

Moved by: Donna Kenley

Seconded: Stephanie Bibighaus

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

Move To: "Deny the homeowner's request for executive session minutes, account 372-0206#."

Moved by: Michael Johnson

Seconded: Megan Brock

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

Move To: "Adjourn the meeting 9:34 p.m."

Moved by: Michael Johnson

Seconded: Stephanie Bibighaus

For: All

Against: None

Absent: Rodney Gray, Elliott Waters

MOTION PASSED

Minutes prepared and respectfully submitted by Meghan Marville, Recording Secretary, CMC