The regularly scheduled monthly meeting of the Board of Directors for September was held on Tuesday, September 26, 2017. The meeting was called to order at 7:02 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
- Donna Kenley: Director
- Rodney Gray: Director
- Elliott Waters: Director

**Members Absent**
- Megan Brock: Treasurer
- Stephanie Bibighaus: Secretary

**Others Attending**
- Judy Johnson, General Manager, CMC
- Jan Ward, Vice President, HOA Division Director, CMC
- Stephanie Herbolsheimer, Recording Secretary, CMC
- Cameron Station Residents

**APPROVE AGENDA**
**Move To:** “To approve agenda as amended to add a reconsideration of Elliot Waters’ motion for the Contractor’s Appreciation Luncheon.”
Moved by: Michael Johnson
Seconded: Rodney Gray
For: All
Against: None
**MOTION PASSED**

**GUEST SPEAKER**
An Alexandria City Police Representative reported the crime statistics for the past month that included three larcenies, one weapons violation (fireworks), one grand larceny auto, graffiti at Ben Brenman Park on the south side of the park through the woods, and no new beaver sightings.

The board requested for dedicated officers for Halloween at CS if staffing permits.

James Nichols, Chris Watson, Charlotte Nourse, and Lacretia Murphy with City of Alexandria Parks and Recreation Operations spoke about wanting to bring activities to the community - different types and would like to do a residents forum one night in October to talk about program and volunteer opportunities. A Community Connection flyer was handed out.
Chris Watson also spoke about the mowing schedule being on a 14 day schedule but due to the large amounts of rain this summer, there was extra growth, which resulted in an influx of insects in the area.

James Nichols also spoke about the outreach to the community regarding improvements to Ben Brenman Park.

**RESIDENTS’ OPEN FORUM**
A CS Resident raised concerns about coyote monitoring and wondered what had been done about the sighting.

Another CS Resident raised concerns about speeding throughout the community especially on Somerville.

**APPROVAL OF MINUTES**
Move To: “Approve the minutes from the August 29, 2017 Board of Directors meeting as presented.”
Moved by: Michael Johnson
Seconded: Donna Kenley
For: All
Against: None
MOTION PASSED

**FINANCIAL REPORT FOR AUGUST 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 August 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>$2,363,771.29</td>
<td>$2,364,769.14</td>
<td>($ 9,019.48)</td>
</tr>
<tr>
<td>YTD Income</td>
<td>$1,638,749.66</td>
<td>$1,647,769.14</td>
<td>($ 9,019.48)</td>
</tr>
<tr>
<td>YTD Expenses</td>
<td>$1,560,168.78</td>
<td>$1,675,165.50</td>
<td>($114,996.72)</td>
</tr>
<tr>
<td>YTD Net Income, surplus/(loss)</td>
<td>78,580.88</td>
<td>($27,396.36)</td>
<td>$105,977.24</td>
</tr>
</tbody>
</table>

Jeff Gathers of the FAC presented the report as included in the BOD packet and highlighted that the surplus is from the lack of snow last winter, and the YTD income as possibly not being recorded properly.

**PRO-FIT REPORT FOR AUGUST 2017**
Included in BOD packet for review.

**OFFICERS’/COMMITTEE REPORTS**

Activities and Events Committee
No report.

Architectural Review Committee
No report.

**Common Area Committee**
Spoke in support of recommended items included on the agenda for decision.

**Cameron Club Facilities Committee**
Ray Celeste spoke about the successful pool season with Community Pool Services. The pool looks good and the cleaning is about to start. It was suggested that CS entertain the idea of a doggy day at the end of the pool season. This could increase revenue, however the events committee would need to plan it, and see about liability and possibility of damaging the pool.

**Communications Committee**
No report.

**Financial Advisory Committee**
Jeff Gathers commented that the FAC is working with Management on the budget. It should be available to the BOD soon. No open issues. The trash contract was the biggest culprit in recent years for changes in the budget.

**OLD BUSINESS**
   a. City of Alexandria Update
      Fundraiser next month at Taste of Asia for the Tucker PTA

**NEW BUSINESS**
None.

**MATTERS FOR BOARD DISCUSSION**
   a. John Ticer Gazebo, Proposal from Associa
      Changing GL code to 3364.
      Peter Wilhelm and Richard Wegner spoke about the Gazebo and reported there is no tilting. There is a little joint settlement but nothing major. Maintenance should periodically monitor the gazebo structure but there is no justification to digging up the footing. It is recommended to install filler to get rid of leaks and some mortar needs to be repaired.
      Action Items: 1. Fix the aesthetics  2. Engage the City to test for structural soundness.

**MATTERS FOR BOARD DECISION**
   a. Contractor Appreciation Luncheon
   **Move To:** “Approve the Podolsky Group Sponsorship of the 2017 Community Management’s Contractor Appreciation Luncheon for appropriate contractors serving this community in the amount of $500 on a date, time and place to be determined in coordination with all contractors involved and any unused funds be used to help defray a similar even in the future if deemed appropriate.”
   Moved by: Michael Johnson
Seconded: Rodney Gray
For: All
Against: None
MOTION PASSED

b. Approval of 2016 Draft Audit
Move To: “Approve the Goldklang Group 2016 Draft audit for Cameron Station Community Association for the years ended December 31, 2016 and 2015.”
Moved by: Michael Johnson
Seconded: Elliott Waters
For: All
Against: None
MOTION PASSED

c. Lancaster Proposal #28766
Move To: “Approve the CAC recommendation for the Lancaster Proposal #28766 for Turf Restoration/Over seeding in the amount of $4,265.00 to be expensed to GL#6155- Turf Treatment & Enhancements.”
Moved by: Michael Johnson
Seconded: Donna Kenley
For: All
Against: None
MOTION PASSED

d. Lancaster Proposal #28273
Move To: “Approve the CAC recommendation for the Lancaster Proposal #28273 for the Main circle gazebo lighting in the amount of $4,400.00 to be expensed to GL9106- Capital Improvements Reserve.”
Moved by: Elliott Waters
Seconded: Donna Kenley
For: All
Against: None
MOTION PASSED

e. Lancaster Proposal #28567
Move To: “Approve the CAC recommendation for the Lancaster Proposal #28567 for Tree Removal and Replacement at 5242-5244 Tancretti Lane in the amount of $2,350.00 to be expensed to GL# 3280.”
Moved by: Michael Johnson
Seconded: Elliott Waters
For: All
Against: None
MOTION PASSED
f. Lancaster Proposal #28661

Move To: “Approve the CAC recommendation for the Lancaster Proposal #28661 for installation of hardwood mulch in areas thin/damaged from foot traffic & dog urine in the amount of $2,125.00 to be expensed to GL6150- Landscape Enhancement.”

Moved by: Michael Johnson
Seconded: Rodney Gray
For: Michael Johnson, Rodney Gray, Jon Dellaria
Against: None
Abstained: Elliott Waters, Donna Kenley

MOTION PASSED

g. Lancaster Proposal #28683

Move To: “Approve the CAC recommendation for the Lancaster Proposal #28683 for Landscape Work at Bessley Park in the amount of $1,923.00 to be expensed to GL6150- Landscape Enhancement.”

Moved by: Michael Johnson
Seconded: Elliott Waters
For: All
Against: None

MOTION PASSED

h. Lancaster Proposal #28687 (GL code changed 3364)

MOTION TABLED

i. Lancaster Proposal #082417

Move To: “Approve the CAC recommendation for Lancaster proposal #082417 for Brick Repair and Replacement, in the amount of $45,299.25 to be expensed from GL3280- Capital Improvements.”

Moved by: Michael Johnson
Seconded: Donna Kenley
For: All
Against: None

MOTION PASSED

j. O’Leary Proposal for Paving and Crack Pilling

MOTION TABLED

k. Appointment of Sharon Wilkinson to ARC Committee

Move To: “Approve the appointment of Sharon Wilkinson to the Architectural Review Committee.”

Moved by: Elliott Waters
Seconded: Michael Johnson
For: All
Against: None
MOTION PASSED

i. Approval of Exterior Modification Application Update
MOTION TABLED: to be done with DMS edits

MATTERS FOR BOARD REVIEW AND INFORMATION
a. Management Report
   Included in board packet for review.

EXECUTIVE SESSION
Move To: “Enter into Executive Session at 9:02 p.m. to discuss Delinquency and Collection Reports.”
Moved by: Donna Kenley
Seconded: Elliott Waters
For: All
Against: None
MOTION PASSED

Discussed Delinquency and Collection Reports.

Move To: “Exit Executive Session at 9:15 p.m.”
Moved by: Michael Johnson
Seconded: Elliott Waters
For: All
Against: None
MOTION PASSED

Move To: “Adjourn the meeting at 9:15 p.m.”
Moved by: Michael Johnson
Seconded: Rodney Gray
For: All
Against: None
MOTION PASSED

Minutes prepared and respectfully submitted by Stephanie Herbolsheimer, Recording Secretary