The regularly scheduled monthly meeting of the Board of Directors for June was held on June 22, 2010. The meeting was called to order at 7:00 p.m. by Michael Kuhl at the Cameron Club, Alexandria, Virginia 22304.

**Board Attendance:** Michael Kuhl-President, Mindy Lyle-Vice President; Mahl Avila- Secretary/Treasurer, Don Buch-Director, Dak Hardwick-Director, Michael Kidwell-Director; and Tom McClimon-Director

**Others Attending:**
Airielle Hansford, Community Manager, CMC

Move To: Approve the June 22, 2010 meeting Agenda.
Moved by: Mahl Avila
Seconded: Michael Kidwell
For: All
Against: None
MOTION PASSED

**GUEST SPEAKERS**
Deputy Police Chief Blaine Corle, City of Alexandria Police Department, discussed the recent incident at the Cameron Station pool. He also gave the community an update on the recent crime activity in the Cameron Station area.

**RESIDENTS’ OPEN FORUM**
One resident spoke about an incident in the men’s locker room and asked for the association to update the policies with more stringent guidelines related to changing and showering.

Move To: Approve the Board minutes from May 25, 2010.
Moved by: Mindy Lyle
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

**FINANCIAL REPORT**

**Investments:**
On May 31, 2010 the Association had operating and investment funds totaling $2,125,467.24. The First Association Bank operating account had a balance of $140,284.52. The First Association Bank Google Ads account had a balance of $461.87. Based upon this statement, the Access National Money Market account had a balance of $30,597.89 and the Smith Barney Money Market account had a balance of $142,024.99. There is $1,798,000.00 invested in laddered CDs and investment funds.
Two investments matured in the first quarter of 2010, increasing the Smith Barney Money Market balance to $214,795.86. The decision was made to refrain from reinvesting this money until all the snow removal bills were paid and the threat of winter storms was over. Given that there are four securities totaling $220,000.00 due to mature 2010 and seven securities totaling $345,000.00 in 2011, CSCA’s Smith Barney Financial Advisor recommended that the Board consider adding to the longer maturities. The following CDs were purchased at the approval of the Board Treasurer:

<table>
<thead>
<tr>
<th>Amount</th>
<th>Type of Account</th>
<th>Interest Rate</th>
<th>Maturity Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>$50,000</td>
<td>Doral Bank</td>
<td>2.10%</td>
<td>06/03/2014</td>
</tr>
<tr>
<td>$50,000</td>
<td>Ally Bank</td>
<td>2.40%</td>
<td>05/28/2015</td>
</tr>
<tr>
<td>$96,000</td>
<td>GE Money Bank</td>
<td>2.45%</td>
<td>05/28/2015</td>
</tr>
</tbody>
</table>

**Balance Sheet:**
The Accounts Receivable Residential Assessments account as of May 31, 2010 was $27,544.81. This reflects a delinquency rate of approximately 1.32%, which is below the industry standard of 5%. Accrued Reserves total $1,388,569.46 and are fully supported by cash and investments. This signifies that the Association is in a healthy financial position.

The Capital Reserves account totals $105,287.62. The Board approved $97,060.00 in Capital Improvements projects for 2010 to be funded from this account.

**Income Statement Report:**
The Income Statement Report reflects a year-to-date income of $1,108,189.64 which is $13,863.14 above the budgeted amount of $1,094,326.50.

The year-to-date expenses are $1,043,223.31 which is $99,409.70 above the budgeted amount of $943,813.61. While the overall expenses are below the budgeted amount, there are a few line items that exceed the year to date budgeted amount by more than $1,500.00.

- **Printing/Copying,** line item #5015, exceeds the year-to-date budgeted amount by $1,785.71. This is due to two unplanned mailings.
- **Consulting Services,** line item #5135, exceeds the budgeted amount by $2,500.00. This is due to the April payment totaling $2,500.00 for consulting by RTEC Tree, which should have been coded to #6640 - Common Area Consulting.
- **Snow Removal,** line item #6003, exceeds the year-to-date budgeted amount by $199,021.90. The bills for the snow removal for early 2010 totaled $222,185.50 which is $177,685.50 above the annual budgeted amount of $44,500.00. This line item also covers street cleaning which was completed in May at a cost of $4,976.00.
- **Common Area Lighting Maintenance,** line item #6102, exceeds the year-to-date budgeted amount by $3,816.48. This is partially due to a payment totaling $5,435.09 for the April lighting inspection and replacement.
- **Exercise Equipment Repair & Maintenance,** line item #7245, exceeds the budgeted amount by $2,001.72. This is due to increased wear and tear on these aging machines.
- **Sprinkler System,** line item #7307, exceeds the year-to-date budgeted amount by $2,098.75.

There is a **positive** variance of $64,966.33 through May 31, 2010, and overall there is a **negative** variance between year-to-date income and expenses in the amount of $85,546.56.
WTS REPORT
The Board was provided a copy of the May 2010 WTS Report in their packet materials. Kevin Horner, WTS Fitness Director, gave an update on the fitness center. Kevin detailed some equipment that needed repair that some that had recently been repaired.

COMMITTEE REPORTS
The Board reviewed committee reports on activities and recommendations to the Board since the last Board meeting.

Cameron Club and Events Committee – Ray Celeste, Committee Chair updated the Board on the status of the Committee’s review of the access system upgrade for the Cameron Club. He discussed the recent community pool party and Arts in the Park. The committee is requesting to be divided into two separate committees effective January 1, 2011. One Committee would plan community events and one would assist with matters related to the Cameron Club.

Common Area Committee – Robert Burns, Committee Chair updated the Board on the progress of the Snow Policy. The committee is preparing a final report to present the report to the Board of Directors at the July Board of Directors meeting. The committee is recommending the appointment of one homeowner to the CAC.

Architectural Review Committee – Jon Bradley, Committee Chair, discussed the two year appointments of members, as well as the status of Committee’s review and update of the DMS. The committee is recommending the appointment of one homeowner to the ARC.

Communications Committee – Airielle Hansford, Community Manager, updated the Board on the upcoming interviews of the three Website Vendor companies.

Ad Hoc Renovation Committee – Martin Menez, Kittie Messman, Cris Hamer and Matt Rodjom from the Ad-Hoc Renovation Committee presented their final report and recommendations to the Board of Directors. The Board asked the Committee to present the report to the community at the August Townhall meeting. Cris Hamer will write an article about the Committee’s report for the Compass, Website and email blast. The Board thanked the Committee for all of their hard work and dedication.

Move To: Approve the appointment of Thierry Chiapello to the Architectural Review Committee.
Moved by: Dak Hardwick
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED

Move To: Approve the appointment of Elizabeth “Lily” Engle to the Common Area Committee.
Moved by: Mindy Lyle
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

OLD BUSINESS
Mindy Lyle advised that a day spa will open up in the previous location of La’Vida within the next two months.
Micheal Kuhl discussed the details of a recent meeting with representatives from the City of Alexandria. He also advised the Board that there may be an option for the association to take over control of Linear Park either through ownership or a long term lease agreement. The Board will discuss this matter in more detail at the July 2010 Board meeting.

NEW BUSINESS
None.

Move To: Approve the National Service Contractors commercial janitorial contract totaling $37,536.00.
Moved by: Dak Hardwick
Seconded: Tom McClimon
For: All
Against: None
MOTION PASSED

Move To: Approve the Terminix proposal for bait stations and service behind Tancreti Lane with an annual cost of $591.00.
Moved by: Tom McClimon
Seconded: Don Buch
For: All
Against: None
MOTION PASSED

Move To: Approve the Lancaster Landscapes proposals #21230 and #21232 for turf repairs and tree work totaling $1,850.00.
Moved by: Dak Hardwick
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED

COMMUNITY MANAGER’S REPORT
Airielle Hansford, Community Manager, gave her latest report to the Board.

Independence Day Holiday
The Management office will be closed on Monday, July 5, 2010 in observance of Independence Day.

CMC Employee Summer Event
The Management office will be closed on Thursday, July 29, 2010 so that the site employees can participate in the CMC’s corporate summer event. WTS staff will cover the desk on that day.

Website Company Interviews
The interviews with the website hosting vendors have been set up. Management and two representatives from the Communications Committee will interview the three final website companies and report back to the Communication Committee for their review and consideration.

Status of Irrigation System Expansion
Lancaster Landscapes began the installation of the new irrigation systems on June 1st in the Donovan Drive pocket park. Work is now taking place in the common area at the corner of Cameron Station...
Boulevard and Pocosin. Additional watering will take place for two weeks in each of the recently irrigated areas. This extra water is needed to help the newly laid sod survive. The clocks will be adjusted if the areas become oversaturated.

**Notice of Violations for Snow Related Damage**
Mary Flynn has sent out several letters for snow related violations for trees. Please know that 8 violations remain.

**Maintenance Technician**
The top applicant for the full-time maintenance technician position will be going to CMC Corporate for his second (and final) interview the week of June 21st. If the interview goes well then he will be sent for pre-employment testing immediately.

**Move To: Enter into Executive Session at 9:15p.m.**
Moved by: Mindy Lyle  
Seconded: Mahl Avila  
For: All  
Against: None  
**MOTION PASSED**

**Move To: Exit Executive Session at 9:25p.m.**
Moved by: Mindy Lyle  
Seconded: Mahl Avila  
For: All  
Against: None  
**MOTION PASSED**

**Move To: Request CSCA attorney to draft violation letter and set hearing date for CSCA resident. The letter should advise of the Boards intent to suspend privileges and access the Cameron Club through December 31, 2010. The homeowner may continue to have use of the shuttle bus.**
**Account# 00323-9276**
Moved by: Dak Hardwick  
Seconded: Mindy Lyle  
For: All  
Against: None  
**MOTION PASSED**

**Move To: Adjourn at 9:28p.m.**
Moved by: Mindy Lyle  
Seconded: Mahl Avila  
For: All  
Against: None  
**MOTION PASSED**

Minutes prepared by: Airielle Hansford, Community Manager

Minutes were approved at the July 27, 2010 Board of Directors Meeting.

Submitted by: Mahl Avila, Secretary/Treasurer