The regularly scheduled monthly meeting of the Board of Directors for June was held on August 24, 2010. The meeting was called to order at 7:04 p.m. by Michael Kuhl at the Cameron Club, Alexandria, Virginia 22304.

**Board Attendance:** Michael Kuhl-President, Mindy Lyle-Vice President, Don Buch-Director, Dak Hardwick-Director, Tom Mcclimon-Director and Michael Kidwell-Director

**Others Attending:** Airielle Hansford, Community Manager, Felicia Mingione-Buzan, Assistant Community Manager

**Members Absent:**
Mahl Avila-Secretary/Treasurer

**Move To:** Approve the August 24, 2010 meeting Agenda.
Moved by: Dak Hardwick
Seconded: Michael Kidwell
For: All
Against: None
**MOTION PASSED**

**GUEST SPEAKERS**
Deputy Police Chief Blaine Corle, City of Alexandria Police Department, discussed recent crime related activity in the community. He also mentioned that there would be increased patrol presence throughout the community once school began.

**RESIDENTS’ OPEN FORUM**
Several residents from Brawner Place and Ferdinand Day Drive discussed an ongoing neighborly dispute. One resident from Tancreti Lane wanted to discuss a parking related incident and a resident from Brawner Place came to discuss rule enforcement.

**Move To:** Approve the minutes from July 27, 2010 Board of Directors meeting.
Moved by: Mindy Lyle
Seconded: Don Buch
For: All
Against: None
**MOTION PASSED**

**FINANCIAL REPORT**
Management provided a copy of the July 2010 Financial Report to the Board in the packet materials. Airielle Hansford presented a brief overview of the report and answered questions regarding the material.
**Investments:**
On July 31, 2010 the Association had operating and investment funds totaling $2,172,313.12. The First Association Bank operating account had a balance of $225,728.75. The First Association Bank Google Ads account had a balance of $599.99. Based upon this statement, the Access National Money Market account had a balance of $30,638.75 and the Smith Barney Money Market account had a balance of $208,540.86. There is $1,693,000.00 invested in laddered CDs and investment funds.

**Balance Sheet:**
The Accounts Receivable Residential Assessments account as of July 31, 2010 was $72,818.83. This reflects a delinquency rate of approximately 3.49%, which is below the industry standard of 5%. Please keep in mind, the assessments are paid on a quarterly basis and July represents the first month of the third quarter.

Accrued Reserves total $1,396,751.00 and are fully supported by cash and investments. This signifies that the Association is in a healthy financial position.

The Capital Reserves account totals $70,772.52. During the creation of the FY2010 budget, the Board approved $118,135.00 to be moved to a Capital Reserves Account and $97,060.00 in Capital Improvements projects to be funded from this account for 2010.

**Income Statement Report:**
The Income Statement Report reflects a year-to-date income of $1,653,981.57 which is $17,614.07 above the budgeted amount of $1,636,367.50.

The year-to-date expenses are $1,406,737.74 which is $92,768.59 above the budgeted amount of $1,313,969.15. The line items below exceed the year to date budgeted amount by more than $1,500.00.

- **Postage**, line item #5010, exceeds the year-to-date budgeted amount by $2,055.89. A significant portion of this overage is due to the cost to mail the Cameron Club Policy and DMS Amendment in May totaling $3,170.35.
- **Landscape Maintenance**, line item #6001, exceeds the year-to-date budget amount by $1,558.07. Management anticipates that this line item will level out towards the end of the year.
- **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 $2,381.37. This is partially due to a payment totaling $5,435.09 for the April lighting inspection and replacement. Management has recommended a significant increase in this line item for FY2011.
- **Exercise Equipment Repair & Maintenance**, line item #7245, exceeds the budgeted amount by $3,851.90. This is due to increased wear and tear on the aging fitness center machines. Management has recommended an increase in this line item for FY2011.
- **Sprinkler System**, line item #7307, exceeds the year-to-date budgeted amount by $2,087.91. This is due to a few repairs necessary to maintain the fire suppression system.

Overall there is a positive variance between year-to-date income and expenses in the amount of $247,243.83 through July 31, 2010, which is $75,154.52 above the budgeted amount for Net Income/Loss for July 2010.
WTS REPORT
The Board was provided a copy of the July 2010 WTS Report in their packet materials. Kevin Horner, WTS Fitness Director, gave an update on the fitness center. Kevin detailed some equipment that that was recently repaired and reported that Lauren Todd would be joining the WTS staff as a fitness specialist.

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 outcome of the August committee meeting. The committee is requesting the Board approve the proposal for one new Stepmill and two new stationary bikes. They also recommended sending the fitness center survey as written. They asked the Board to vote on the reappointment of the three committee members. The Board asked that the committee be prepared to present their recommendation for monitoring system security at the September Board Meeting. The Board asked management to review documents pertaining to volunteer liability waivers.

Move To: Approve the Re-Appointment of Ray Celeste, Donna Kenley and Yvonne Pover to the Cameron Club and Events Committee.
Moved by: Michael Kidwell
Seconded: Tom McClimon
For: All
Against: None
MOTION PASSED

Move To: Approve the Gym Source proposal totaling $9,083.50 for one new stepmill and two new stationary bikes for the fitness center.
Moved by: Tom McClimon
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED

Communications Committee – Don Buch, Board of Directors Liaison to the Communications Committee, and Airielle Hansford, Community Manager, updated the Board on the progress of the website design. The new website should be ready to go live in approximately 70 days.

OLD BUSINESS
Mindy Lyle advised that there is serious negotiation taking place regarding a Pizza restaurant coming into one of the retail spaces. Mike Kuhl discussed the progression of bond out.

NEW BUSINESS
None.
Move To: Approve the Administrative Resolution No. 2010-02, Activities and Events Planning Committee Charter.
Moved by: Mindy Lyle
Seconded: Michael Kidwell
For: All
Against: None
MOTION PASSED

Move To: Approve the Administrative Resolution No. 2010-03, Cameron Club Facilities Committee Charter.
Moved by: Mindy Lyle
Seconded: Michael Kidwell
For: All
Against: None
MOTION PASSED

Move To: Approve the Office of Voter Registration and Elections request to use the Cameron Club for the November 2, 2010 General and Special Elections.
Moved by: Dak Hardwick
Seconded: Don Buch
For: All
Against: None
MOTION PASSED

Move To: Approve the Lancaster Landscapes proposal for turf restoration totaling $2,820.00.
Moved by: Tom McClimon
Seconded: Michael Kidwell
For: All
Against: None
MOTION PASSED

Move To: Approve the Lancaster Landscapes service proposals totaling $16,124.00 for mowing and mulch bed care in Linear Park beginning April, 2011.
Moved by: Dak Hardwick
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED

Move To: Approve the National Fitness Consultant’s proposal totaling $425.00 per quarter ($1,700.00 annually) to provide preventative maintenance and warranty repairs to the exercise equipment at the Cameron Station fitness center.
Moved by: Tom McClimon
Seconded: Dak Hardwick
For: All
Against: None
MOTION PASSED
COMMUNITY MANAGER’S REPORT
Airielle Hansford, Community Manager, gave her latest report to the Board.

Annual Meeting Information
Management reserved the cafeteria at Samuel Tucker Elementary School on Monday November 8, 2010 for the 2010 Annual Meeting. Management is currently working on the Notice of Annual Meeting, Call for Candidates and Meeting Agenda which will be mailed out to the community no later than September 17, 2010.

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<th>Board Terms</th>
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<td>Tom McClimon</td>
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Maintenance Technician
Chris Neuberg has accepted the Maintenance Technician position and will begin on Monday, August 30, 2010.

Labor Day Holiday
The Management office will be closed on Monday, September 6th in observance of Labor Day.

Board Budget Meeting
The Board of Directors, FAC, Committee Chairs and Management will meet on Tuesday, September 14, 2010 at 7:00pm to review the draft FY2011 Budget.

Contract Procurement Resolution
The Financial Advisory Committee has provided their recommendations related to contract procurement. Management has been tasked with developing an Administrative Resolution that will be sent to the Board of Directors for review and comment. The Resolution should be drafted and sent to the Board before the end of the August. This should allow adequate time for the Board’s revisions to be incorporated into the document and the final draft reviewed by the Association’s attorney prior to the September Board meeting.

Private Tree Replacement List
Last month Management reported that the Acceptable Replacement Tree List was missing a few private streets. On Friday, August 20, 2010, RTEC Treecare to provided three recommended trees for the private trees on: Cameron Station Boulevard, the west side of Donovan Drive, Ferdinand Day Drive, Fucci Court, Vos Lane. This information will be incorporate into the list and posted in the updated material on the website and in all future versions of the DMS.

Maintenance Items – Special Projects
Management asked maintenance to make covers for the “No Pets Please” signs in the pocket parks as they were getting weak from years of weed whacker penetration. Management also asked maintenance to find covers for the flag pole lights after receiving a report that a child had touched one of the lights.
and had burned their hand. Maintenance wasn’t able to find light covers but our technician did make some.

**Pool Log Counts to Date**
Pool count logs for May – August 15, 2010 were provided in the packets for the Board’s review.

**Associa Advantage**
Management requested that an article be placed in the next issue of the Compass regarding the benefits of this program for Cameron Station residents. The Board concurred.

**Move To: Enter into Executive Session at 8:56p.m.**
Moved by: Dak Hardwick
Seconded: Mindy Lyle
For: All
Against: None
**MOTION PASSED**

**Move To: Exit Executive Session at 9:45p.m.**
Moved by: Mindy Lyle
Seconded: Dak Hardwick
For: All
Against: None
**MOTION PASSED**

**Move To: Approve the Full Service Management Agreement presented by Community Management Corporation for a 3-year term with one (1) option year, effective January 1, 2011.**
Moved by: Tom McElmon
Seconded: Michael Kidwell
For: All
Against: None
**MOTION PASSED**

**Move To: Adjourn at 9:46p.m.**
Moved by: Tom McElmon
Seconded: Michael Kidwell
For: All
Against: None
**MOTION PASSED**

Minutes prepared by: Felicia Mingione-Buzan, CMCA, Assistant Community Manager, CMC

Minutes were approved at the September 28, 2010 Board of Directors meeting.