The regularly scheduled monthly meeting of the Board of Directors for June was held on Tuesday, June 30, 2015. The meeting was called to order at 7:01 p.m. by Michael Johnson at the Cameron Club located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

**Board Attendance**

<table>
<thead>
<tr>
<th>President</th>
<th>Michael Johnson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Treasurer</td>
<td>Megan Brock</td>
</tr>
<tr>
<td>Secretary</td>
<td>Paul Rocchio</td>
</tr>
<tr>
<td>Director</td>
<td>Jon Dellaria</td>
</tr>
<tr>
<td>Director</td>
<td>Donna Kenley</td>
</tr>
<tr>
<td>Director</td>
<td>Brian Sundin</td>
</tr>
</tbody>
</table>

**Others Attending**

<table>
<thead>
<tr>
<th>Community Manager, CMC</th>
<th>Bette Sanft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assistant Community Manager, CMC</td>
<td>Deirdre Baldino</td>
</tr>
<tr>
<td>Architectural Covenants Administrator, CMC</td>
<td>Meghan Marville</td>
</tr>
<tr>
<td>HOA Division Director, CMC</td>
<td>Jan Ward</td>
</tr>
</tbody>
</table>

**APPROVE AGENDA**

**Move To:** Approve the agenda as written.

Moved by: Paul Rocchio
Seconded: Megan Brock
For: All
Against: None

**MOTION PASSED**

**GUEST SPEAKER**

Deputy Chief Reyes reported that there were 52 calls for service in the last month, many of which were alarms and misdials. There were 10 reportable offenses, included an assault (by a person known to the victim), disorderly conduct and animal complaints.

Mindy Lyle expressed concern about the safety of residents and pets when cars don’t stop at Stop signs and Chief Reyes responded that the area will be under heavier surveillance.
HEARING
Lynne Murphy of 231 Somervelle presented her appeal to the BOD regarding the trim color for her home.

RESIDENTS’ OPEN FORUM
Mindy Lyle spoke in favor of the irrigation proposal to reduce tree loss in the community.
Melissa Henderson of Medlock Lane thanked the association and management for the fabulous job done trimming the trees in the pocket part near her home and inquired about the possibility of having the dead grass in the area reseeded.
Susan Wills spoke in reinforcement of Mindy Lyle’s favor toward the irrigation proposal.

APPROVAL OF MINUTES
Move To: Approve the minutes from the May 26, 2015 Board of Director’s meeting as presented.
Moved by: Jon Dellaria
Seconded: Paul Rocchio
For: All
Against: None
MOTION PASSED

Move To: Approve the minutes from the June 10, 2015 Special BOD Meeting meeting as presented.
Moved by: Donna Kenley
Seconded: Paul Rocchio
For: All
Against: None
MOTION PASSED

FINANCIAL REPORT FOR MAY 2015
EXECUTIVE SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cash and Investments</td>
<td>$1,853,057.65</td>
<td>$994,712.09</td>
<td>$942.26</td>
</tr>
<tr>
<td>YTD Income</td>
<td>$995,654.35</td>
<td>$985,343.05</td>
<td>(29,185.32)</td>
</tr>
<tr>
<td>YTD Expenses</td>
<td>$956,157.73</td>
<td>$9369.04</td>
<td>$30,127.58</td>
</tr>
<tr>
<td>YTD Net Income, surplus/(loss)</td>
<td>$39,496.62</td>
<td>$39,496.62</td>
<td>$0</td>
</tr>
</tbody>
</table>

Investments:
On 5/31/15 the Association had operating and investment funds totaling $1,853,057.65. The Pacific Premier Bank (PPB) operating account had a balance of $431,873.25. The PPB Google Ads account had a balance of $2,119.11. The PPB money market had a balance of $66,066.17 and the Morgan Stanley Smith Barney (MSSB) money market account had a balance of $454,310.36. There was $895,000 invested in laddered CDs with MSSB. Finally, there was $1,000.00 in the petty cash account.

Balance Sheet:
As of 5/31/15 the Residential Assessments Receivable balance was $32,387.69. This reflects a delinquency rate of approximately 1.40% - the acceptable industry standard is 5%.

Accrued Reserves totaled $1,149,461.95 and were fully supported by cash and investments.

Owners’ Equity*, had a balance of $377,345.67, of which $321,395.85 was supported by cash and investments.

Owners’ Equity supported by cash and investments was 13.92% of the Association's annual assessments. Auditors recommend that it is healthy for Associations to have between 10-20% of the Association's annual assessments in this line item.*The Association's Unappropriated Prior Year Owners’ Equity is the cumulative amount of net income or losses since the inception of the Association. Each year the net income (or loss) is added (or subtracted) to/from this amount.

The Capital Reserves account totaled $17,423.27.

**Income Statement Report:**
The Income Statement Report reflected year-to-date income of $995,654.35, which was $942.26 over the budget of $994,712.09. Income items that had a variance of more than $1,500.00 of their YTD budget follow.

- **Newsletter Advertising, #4245,** was $2,275.00 over its YTD budget of $4,800.00. This account is spread @ $2,400.00 in the months of February, April, June, October and December.
- **Resale Processing Fees, #4260,** was $2,418.04 under its YTD budget of 4,167.00. This account is spread @ $834.00 per month.
- **Room Rental Fees, #4400,** was $2,380 over its YTD budget of $2,500.00. This account is spread @ $500.00 per month.

Year-to-date expenses totaled $956,157.73, which was $29,185.32 under the budget of $985,343.05. Expense items that had a variance of more than $1,500.00 of their YTD budget follow.

- **Account Setup/DD/Coupons, #5030** was $2,286.00 under its YTD budget of $4,165.00. This account is spread @ $833.00 per month.
- **Computer Network/C3, #5040** was $3,826.71 over its YTD budget of $2,020.00. The variance can be partially attributed to payment of an invoice in the amount of $2,081.71 for 11/2014 services that was not submitted/paid until 2/2015. I will make sure the auditor is aware of the FY14 expense paid in FY15.
- **Storage Unit, #5100** was $1,500.00 under its YTD budget of $1,500.00. This account will end the year at $3000.00 under its annual budget of $3000.00, as management was able to empty and close the storage units late last winter (after the FY15 budget was approved).
- **Postage, #5215,** was $4,254.31 under its YTD budget of $6,250. This item is spread equally at $1,250.00 per month.
- **Decals & Parking Passes, #6422** was $2,512.57 over its YTD budget of $2,083.50, due to the purchase of 2015 decals and passes. This account is spread evenly and will level out during FY15. The spread should be adjusted in FY16, to show most costs in January.
- **Events & Awards, #5200** was $9,138.05 under its YTD budget of $11,987.50. This account is spread @ $2,397.50 over ten months and @ $6,000.00 in the months of August (Pool Party) and December (Holiday Party).
PROFIT REPORT FOR MAY 2015

As of 5/31/15, there was an overall positive variance between YTD income and expenses in the amount of $39,496.62 which was $30,127.58 over the budget amount for Net Income/Loss of $9,369.04. Please let me know if you have any questions regarding this information.

Megan Brock and Jeff Gathers met with Morgan Stanley to reinvest $150K for an additional 3 years.

PROFIT REPORT FOR MAY 2015
Provided BOD with info packet regarding proposed new layout and equipment. Attendance is up by almost 2,000 visits, most likely due to the pool opening. The equipment is holding up well,
but the basketball court floor is experiencing some buckling. The classes are doing well but there has been a slight drop in attendance as more people are doing outdoor activities. Working on adding a yoga class for seniors as a paid class. The aqua class will be starting soon on Saturdays from 9a-10a. BOD again tasked Pro-Fit to provide estimates to potentially add additional free classes, additionally for more variety regarding age/skill in the current free classes.

**OFFICERS’/COMMITTEE REPORTS**

**Activities and Events Committee**
Prepared a wish list for pool items.

**Move To:** “I move to appoint Michelle Rampey and Gerald Graves as members of the Activities and Events Committee.”
Moved by: Paul Rocchio
Seconded: Brian Sundin
For: All
Against: None
**MOTION PASSED**

**Architectural Review Committee**
Created a sub-committee to choose new pre-approved deck stain colors for upcoming DMS edits. Also working on proposed edits to the parking policy.

**Common Area Committee**
Sends a shout out to Jeff Gathers and the FAC regarding the sprinkler proposal, and echo the previous sentiments in favor of the irrigation proposal. BOD asked for possible technology to turn off sprinklers during rain.

**Cameron Club Facilities Committee**
Hoping to resolve the window tinting, updating the flag pole lights and included a packet in the BOD from the Pool Ad-Hoc Committee.

**Communications Committee**
Requests a stipend for a new editor of The Compass, will charge Main Street retailers to off-set this cost.

**Financial Advisory Committee**
Is interested in the BOD’s dialog regarding the motions for tonight, and is happy to answer any questions.

**Ad-Hoc Pool Committee**
Working with the CCFC and hoping to have proposed no cost and low cost changes to the pool area.
OLD BUSINESS

City of Alexandria Update
Mike Johnson presented a map of Cameron Park Community which will be located at the corner of CSB and Pickett Street. Construction is due to start within the next few months.

MATTERS FOR BOARD DECISION

a. Lancaster Irrigation Proposal
Move To: “I move to approve the CAC’s recommendation to move forward with the additional 3 phase irrigation proposal submitted by Lancaster Landscapes. Proposal #24492 for Phase 1 in the amount of $1,100, $4,900, $2,800 and $5,900 (Total $14,700). Proposal #24492 for Phase 2 in the amount of $5,800, $3,200, $6,800, and $5,800 (Total $21,600), Proposal #24492 for Phase 3 in the amount of $4,400 and $7,900 (Total $12,300), Total amount for all 3 phases $46,170.00. $31,000 to be transferred from owner’s equity account #3000 and $16,170 to be paid from Capital Reserves account #3015.”
Moved by: Mike Johnson
Seconded: Donna Kenley
For: All
Against: None
MOTION PASSED

b. Window Tinting
Move To: “I move to approve the CCFC’s recommendation to replace the window tinting on all windows in the Cameron Club (114 panels) utilizing Action Window Tinting at a cost of $6,167 to be paid from Reserves account 3280.”
Moved by: Donna Kenley
Seconded: Paul Rocchio
For: All
Against: None
MOTION PASSED

c. FC Electronic Bulletin Monitor
Move To: “I move to approve the CCFC’s recommendation to purchase a 43” electronic bulletin board with bracket to not exceed $600 for the Fitness Center Lobby. The funds to be paid from Fitness Center Supplies account 6575.”
Moved by: Donna Kenley
Seconded: Brian Sundin
For: All
Against: None
MOTION PASSED

d. Kolb Proposal
Tabled for further discussion.
e. FC Equipment Replacement Plan
Move To: “I move to approve the CCFC’s recommendation for option 1 for the with new Dip Chin Assist for the Capital replacement plan to modernize the current “free weight” equipment for 2015 in the amount of $26,025.00 to be paid from Reserves account 3280.”
Moved by: Jon Dellaria
Seconded: Donna Kenley
For: All
Against: None
MOTION PASSED

f. Pool Ad-Hoc No Cost Options
Move To: “I move to approve the CCFC’s recommendation to move forward with the Pool Ad-Hoc no-cost options 1, 2, and 5.”
Moved by: Brian Sundin
Seconded: Donna Kenley
For: All
Against: None
MOTION PASSED

g. Compass Newsletter – Editor
Tabled for further discussion.

h. Board Vacancy
Stephanie Bibighaus and Rodney Grey introduced themselves and expressed their interested in serving on the BOD.

Move To: “I move to appoint Rodney Grey as a member of the Cameron Station Board of Directors until the next Board election in November 2015.”
Vote: 3-2
MOTION PASSED

i. Authorize Presidential Approval for Committee Purchases
Move To: “Authorize the President to have the authority to execute/approve any Committee recommended contract/purchases for more than $1,500 and less than $5,000 already authorized under the operating or reserve budget.”
Moved by: Brian Sundin
Seconded: Donna Kenley
For: All
Against: None
Abstain: Mike Johnson
MOTION PASSED
MATTERS FOR BOARD REVIEW AND INFORMATION

a. Shuttle Bus Schedule Update
   The first trial delayed the schedule by 5 minutes, the 9 minute trial didn’t work safely, no need to trial. Will send this back to the committee for further review and tweaking.

b. Management Report
   The last two weeks have been very busy but enjoyable. I have attended the Cameron Club Facilities Committee, Common Area Committee and Financial Advisory Committee Meetings. I look forward to meeting all of the Committee Chairpersons and attending the other committee meetings during the month of July. The office team has been very helpful in my transition. Craig also has been terrific in helping me explore the different areas at Cameron Station. You have a beautiful community and I look forward to working with all of you.

Annual Re-Registration:
As of this writing, residents of approximately 1,385 homes have re-registered.

Shuttle Bus Update:

ARM Transportation conducted “dry runs” with their current schedule. Unfortunately the drivers could not keep up with the new draft schedule, due to the Pickett to Van Dorn traffic light (please see highlighted section below).

“We did dry runs; unfortunately the drivers could not keep up with the draft schedule. The current schedule gives the drivers 15 minutes to each the metro from Brenan Park drive, the draft schedule allows them 9 minutes. The problem arises at the Picket to Van Dorn red light. During rush hour traffic often buses have to wait twice for the light to turn green to pass (taking approximately 4 minutes)”

Landscape Season:
Lancaster is currently in the process of pruning trees along Cameron station Boulevard. Work has been completed from Duke Street to the circle. Pruning has also been completed to address residents concerns in two locations. Future work will continue along Cameron station Boulevard. Sod was recently laid in several areas where trucks damaged the turf and also in areas damaged from pets and pedestrian traffic. The normal pruning, weeding and mowing is continuing as usual for this time of year (every 7-10 days).

EXECUTIVE SESSION
Move To: Enter Executive Session at 10:26 p.m. to discuss delinquencies and collection reports and a hearing decision.
Moved by: Jon Dellaria
Seconded: Donna Kenley
For: All
Against: None
MOTION PASSED
Move To: End Executive Session at 10:42 p.m.
Moved by: Brian Sundin
Seconded: Jon Dellaria
For: All
Against: None
MOTION PASSED

Move To: “I move not to reverse the ARC’s decision regarding paint color for account 00205-4643.”
Moved by: Donna Kenley
Seconded: Brian Sundin
For: All
Against: None
MOTION PASSED

ADJOURNMENT
Move To: Adjourn the meeting at 10:43 p.m.
Moved by: Brian Sundin
Seconded: Megan Brock
For: All
Against: None
MOTION PASSED

Minutes prepared, and respectfully submitted by: Meghan Marville, Covenants Administrator, CMC