The regularly scheduled monthly meeting of the Board of Directors for April was held on Tuesday, April 26, 2016. The meeting was called to order at 7:02 p.m. by Michael Johnson at the Cameron Club located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

**Board Attendance**
- Michael Johnson - President
- Jon Dellaria - Vice President
- Donna Kenley - Director
- Stephanie Bibighaus - Secretary
- Megan Brock - Treasurer
- Rodney Gray - Director

**Members Absent**
- Brian Sundin - Director

**Others Attending**
- Bette Sanft - Community Manager, CMC
- Deirdre Baldino - Assistant Community Manager, CMC
- Meghan Marville - Architectural Covenants Administrator, Recording Secretary, CMC

**APPROVE AGENDA**

Move To: “To approve agenda as submitted.”

Moved by: Stephanie Bibighaus
Seconded: Megan Brock
For: All
Against: None

**MOTION PASSED**

**GUEST SPEAKER**
Alexandria City Police Department was not present.

Alexandria Planning and Zoning Representative Alex Dambach presented that non-governmental signage has not been allowed in public rights of way and recognizes that this is a concern for realtors in CS. To his knowledge only one person in the whole of the City of Alexandria has complained about the realtor open house signs in public rights of way and that person is a CS resident. The City is required to respond to complaints and the process starts with education.

**HEARING**

Owner for account #265-8887 presented his appeal to the BOD regarding storm door cross bars at the last meeting and the ARC has since met to discuss the issue and has decided not to allow storm door cross bars in the upcoming edit to the DMS.
RESIDENTS’ OPEN FORUM
- David Thorpe is concerned that this is a one person problem and concerned about a decrease in traffic for open houses in the community.
- M. Fitzgerald spoke on behalf of the Events Committee, who wants to be able to get the word out about CSCA events
- Melanie Zimmerman spoke in support of realtor open house signs as she found her last 3 homes that way, she is also in support of promoting the Farmer’s Market
- Irina Babb mentioned that in the Fall of 2015 she received emails from this complainant to told her that she must warn potential buyers regarding environmental unsafety in CS, that he’s left notes on her signs and she feels he is ruining the market
- Ed Nunez is concerned about the speeding of cars through the community especially on Cameron Station Boulevard and recommended solar powered speed signs be placed, has also recommended this to the City, also that there are holes in the street by Tucker Elementary school
- Robert Kenneally spoke in support of the realtor signs and appreciates the BOD’s proactivity
- Susan Birchler runs the farmer’s market and spoke in support of signs in the community, or perhaps there could be a specific place for community signs, she passed around info on her community sign space idea
- Bill Blumberg views CS as a nanny state, perhaps we could have our own governmental agents to allow such signs as the farmer’s market and home sales
- Mike Mayes is a realtor in favor of the signs as a tool and in support of open house signs
- Walter Keating suggest the City council needs to understand CSCA isn’t like everywhere else and that it has a voice
- A Realtor working in CS for 15 years touted that signs increase the traffic and is in favor of directional signs as it increases the value of the community and is sad that one person’s opinion is ruining it
- Sean Kennedy thought it was just him, his signs had been vandalized and is in support of signs because GPS doesn’t always work properly

APPROVAL OF MINUTES
Move To: Approve the minutes from the March 29, 2016 Board of Directors meeting.
Moved by: Stephanie Bibighaus
Seconded: Megan Brock
For: All
Against: None
MOTION PASSED

FINANCIAL REPORT FOR MARCH 2016
This summary reflects the unaudited FY16 financial entries as of March 31, 2016.

<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>$2,176,470.55</td>
<td>$613,965.00</td>
<td>$1,562,505.55</td>
</tr>
<tr>
<td>YTD Income</td>
<td>$812,475.41</td>
<td></td>
<td>$198,510.4</td>
</tr>
</tbody>
</table>
YTD Expenses $581,515.29 $584,730.91 ($3,215.62)
YTD Net Income, surplus/(loss) $230,960.12 $29,234.09 $201,726.03

Report summary included in BOD packet for review. Megan Brock reported that the 1.6% delinquency rate is well below the industry standard and reminded that there was a $200,845 income from the settlement with Greenvest and Comcast.

**PRO-FIT REPORT FOR MARCH 2016**
Presented report as provided in BOD packet.

**Community Pool Service Presentation with Ed Garcia**
Tabled for next meeting.

**Reserve Study Report with Matthew Casey**
Included in BOD packet for review.

**OFFICERS’/COMMITTEE REPORTS**

*Activities and Events Committee*
Held 3 events this month including movie night, 2 yard sales and a poker night which may not continue due to poor attendance. Coming up is Cinco de Mao Happy Hour, Kentucky Derby party and Tea Time and have begun planning the pool party for August.

*Architectural Review Committee*
Had lots of applications last month, expecting many more in the coming month, pleased to have had Megan Brock in attendance at the last meeting and is in support of request for tree study and ARC chair being granted permission to write parking citations. Parking sub-committee is finalizing draft of parking policy for BOD consideration.

*Common Area Committee*
Announced that the community walk through of the common areas will be the third Thursday of the month at 8 a.m. beginning May 19 and go through September.

*Cameron Club Facilities Committee*
In support of the 2 motions recommended to the BOD tonight for a new pool awning and gutter cleaning at the club house. Previously recommended new trash receptacles that are not in place in the gym and support the pool low cost ideas of 6 towel holders and tiki lights.

*Communications Committee*
Recently discussed ideas for branding of CS.

*Financial Advisory Committee*
Is in favor of the reserve study cover letter and notes that it allows for changes for 6 months.

Ad-Hoc Pool Committee
No report.

OLD BUSINESS
a. City of Alexandria Update
   No report.

BOARD DISCUSSION
a. Tree Study Request from ARC
   Request for tree study included in BOD packet for review.

b. Snack Bar and Low Cost Pool Ideas
   TABLED until receipt of required answers from Health Department.

MATTERS FOR BOARD DECISION
a. Sunsetter Awning
   Move To: “I move to approve the CCFC’s recommendation to the Board of Director’s, to purchase, install and replace the existing fabric SunSetter manual retractable Awning in the pool area in the color of Forest Green at a cost not exceed $2,500. The funds to be paid from Pool Supplies account 6710.”
   Moved by: Donna Kenley
   Seconded: Megan Brock
   For: All
   Against: None
   MOTION PASSED

b. Exterior Gutter and Cupola Cleaning Proposals
   Move To: “I move to approve the CCFC’s recommendation to the Board of Director’s, in accordance with the Dolan Contracting proposal #0578, dated April 18, 2016, in the amount of $4,758, to access all Cameron Club gutters, clean, power wash, and access and clean the Cameron Club Cupola. Inspection of all gutters will be performed and reported to Management. Any additional repairs that are required will be at cost per the proposal $55 per man hour + materials. The funds to be paid from General Repair & Maintenance account 6600 with pictures of the work to be provided before and after.”
   Moved by: Donna Kenley
   Seconded: Rodney Gray
   For: All
   Against: None
   MOTION PASSED

c. FAC Committee Appointment
Move To: “I move to approve the appointment of Bryan Schneider as a member of the Financial Advisory Committee.”
Moved by: Megan Brock
Seconded: Jon Dellaria
For: All
Against: None
MOTION PASSED

d. Activities & Events Planning Committee Appointment
Move To: “I move to approve the appointment of Keteryne Revenko as a member of the Activities & Events Planning Committee.”
Moved by: Stephanie Bibighaus
Seconded: Rodney Gray
Abstain: Donna Kenley
For: All
Against: None
MOTION PASSED

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

EXECUTIVE SESSION
Move To: Enter Executive Session at 9:37 p.m. to discuss hearing and delinquencies and collection report.
Moved by: Donna Kenley
Seconded: Stephanie Bibighaus
For: All
Against: None
MOTION PASSED

Discussed hearing, delinquency and collection report.

Move To: End Executive Session at 9:52 p.m.
Moved by: Stephanie Bibighaus
Seconded: Rodney Gray
For: All
Against: None
MOTION PASSED

Move To: “I move to deny the Homeowner’s request (Account ID #265-8887) and uphold the DMS provision prohibiting storm doors with crossbars.”
Moved by: Stephanie Bibighaus
Seconded: Donna Kenley
For: All
Against: Jon Dellaria
MOTION PASSED

Move To: Adjourn the meeting at 9:54 p.m.
Moved by: Donna Kenley
Seconded: Stephanie Bibighaus
For: All
Against: None
MOTION PASSED

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