The regularly scheduled monthly meeting of the Board of Directors for June was held on June 23, 2009. The meeting was called to order at 7:00 p.m. by John Sullivan at the Cameron Club, Alexandria, Virginia 22304.

Board Attendance: John Sullivan-President; Brad Holsclaw-Vice President; Michael Kuhl-Director; Mindy Lyle-Director; Dak Hardwick-Director; Mahl Avila- Secretary/Treasurer.

Absent: Tom McClimon-Director

Others Attending: Airielle Hansford, Community Manager, CMC  
Hilary Lape, HOA Division Director, CMC 
Felicia Mingione-Buzan, Assistant Community Manager, CMC

Move To: Approve the June 23, 2009 meeting agenda.  
Moved by: Michael Kuhl  
Seconded: Mahl Avila  
For: All  
Against: None  
MOTION PASSED

GUEST SPEAKERS 
Deputy Police Chief Blaine Corle, Alexandria City Police Department, gave the community an update on the recent crime activity in the Cameron Station area. A Cameron Station resident expressed concern related to speeding near Samuel Tucker Elementary School. Chief Corle suggested that the Cameron Station Community Association request flashing school zone signs from the City of Alexandria before the next school year.

RESIDENTS’ OPEN FORUM 
A resident expressed concern related to the costs and processes associated with the Cameron Club renovation. The Board explained the current status of the renovation and the role of the Ad Hoc Renovation Committee and the processes relating to the committee and the renovation.

Another resident asked if the Ad Hoc Pool Committee would be reviewing private swim lessons in Cameron Station. John Sullivan explained that the Ad Hoc Pool Committee would be reviewing anything related to the pool.

A Cameron Station resident once again asked the Board to allow her to sell embroidered towels at the Cameron Club.

Move To: Approve the Board minutes from May 26, 2009 and June 3, 2009.  
Moved by: Mindy Lyle  
Seconded: Brad Holsclaw  
For: All  
Against: None  
MOTION PASSED

APPEAL HEARING 
There were no appeals.
Investments:
On May 31, 2009 the Association had operating and investment funds totaling $2,188,800.27. The Community Association Banc operating account had a balance of $4,397.32 and the First Association Bank operating account had a balance of $238,122.79. Based upon this statement, the Access National Money Market account had a balance of $30,305.37, the Smith Barney Money Market account has a balance of $366,625.61 and the Morgan Stanley Money Market account has a balance of $5,138.63. There is $1,476,000.00 invested in laddered CDs and investment funds.
On May 29, 2009 a CD worth $95,000 CD matured, increasing the money market balance to $364,238. Given that there is still $120,000 scheduled to mature in 2009, six instruments totaling $308,000 due to mature 2010 and five securities totaling $341,000 in 2011 Smith Barney Financial Advisor recommended that the Board consider adding to the longer maturities. The following CDs were purchased on June 1st 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>Keybank National</td>
<td>2.30%</td>
<td>12/12/2011</td>
</tr>
<tr>
<td>$50,000</td>
<td>Capmark Bank</td>
<td>3.05%</td>
<td>06/11/2012</td>
</tr>
<tr>
<td>$50,000</td>
<td>CIT Bank</td>
<td>3.40%</td>
<td>06/03/2013</td>
</tr>
<tr>
<td>$50,000</td>
<td>CIT Bank</td>
<td>3.65%</td>
<td>06/03/2014</td>
</tr>
</tbody>
</table>

Balance Sheet:
The Accounts Receivable Residential Assessments account as of May 31, 2009 was $47,682.85. This reflects a delinquency rate of approximately 2.344%, which is below the industry standard of 5%. Accrued Reserves total $1,309,630.37 and are fully supported by cash and investments. This signifies that the Association is in a healthy financial position.

Income Statement Report:
The Income Statement Report reflects a year to date income of $1,092,598.39 which is $27,369.39 above the budgeted amount of $1,065,229.00.

The year-to-date expenses are $865,398.44 which is $46,679.56 below the budgeted amount of $912,078.00. While the overall expenses are below the budgeted amount, there are a few line items that I would like to bring to your attention, as they exceed the year to date budgeted amount by more than $1,500. This information is listed below for your reference.

Legal Fees – Collections, line item #5105, exceeds the budgeted amount by $8,537.51 year to date. This is due to an increase in outstanding assessments. Please know that this line item is partially offset by Income Line Item #4302: Legal Fees.

Federal Income Tax, line item #5202, exceeds the budgeted amount by $3,025.00 year to date. Additional monies should be budgeted in this line item for FY2010.

Snow Removal, line item #6003, exceeds year to date the budgeted amount by $14,124.50. The bills for the snow removal for early 2009 totaled $38,124.50. There is $40,000 budgeted in this line item for FY2009.

Common Area Lighting Maintenance, line item #6102, exceeds the budgeted amount by $5,463.97 year to date. This is due to the repair of two major circuits in the community totaling $3,459.58. Additional monies should be budgeted in this line item for FY2010.

Common Area Consulting, line item #6365, exceeds the budgeted about by $11,000.00. This is due to the payment totaling $21,000.00 for the tree study.

Pool Management Contract, line item #6018, exceeds the budgeted about by $1,755.00. This is due to the payments being made on a seven (7) month schedule, but the budget is broken out over 12 months. This should be adjusted in the FY2010 budget.

Overall there is a positive variance between year to date income and expenses in the amount of $227,199.95. As always, we will continue to closely monitor the monthly expenses for the Association and will advise the Board of any specific issues that may have an impact to the budget. Please let me know if you have any questions regarding this information.
WTS REPORT
Kevin Horner, WTS Fitness Director, presented the May 2009 report. He mentioned that it was another record month for scanned ID’s. He thanked all that participated in the dedication ceremony for Bertie Maynor. He gave an update on the broken Treadmill and Stair Master.

COMMITTEE REPORTS
The Board reviewed committee reports on activities and recommendations to the Board since the last Board meeting. Michael Mayes, Chairman of the ARC, mentioned that the ARC currently has a vacancy that is being advertised and they are hoping to fill it soon.
Sandra Haasl, Chair of the FAC, announced that the committee is getting up to speed on the audit. The committee is very interested in the progress of the club renovations and they are preparing for their budget meeting in August.
Mindy Lyle, Liaison to the Communications Committee, mentioned that a new website communications specialist (Cindy Thomason) had been hired and has begun working. Mindy asked the Board if Cindy could attend the July Board meeting to get updates for the website. The committee is having discussions about which Social Network to use as the official Cameron Station site.
Mindy Lyle, Liaison to the Ad Hoc Cameron Club Renovations Committee, announced that the committee had their first organizational meeting. Martin Menez is the Chair and Kitty Messmen is the Co-Chair. Meetings will be held every other Thursday beginning 6/25/2009.
Michael Kuhl, the Liaison for the CAC, reported that they currently have an opening and expect to have a recommendation to make to the Board by the July BOD meeting. Michael mentioned that additional Pet Stations will be added to the 2010 budget.
Raymond Celeste, Chairman of the CCEC, gave an updated related to the Annual Pool Party and the Festival in the Park. He said 776 Cameron Station residents attended the Pool Party and 43 Vendors were represented at the Festival in the Park. He also mentioned that the CCEC currently has one vacancy.

OLD BUSINESS
Arielle Hansford and Mindy Lyle met with the City Council to discuss ideas for attracting and retaining retailers. One idea proposed would be to add lights and artificial turf to the field at Ben Brenman Park to increase the usage of the park year-round. This will hopefully address safety concerns and increase business on Main Street.
Brad Holsclaw, Vice President, gave an update on the “Coffee with Cops” that was held on June 10, 2009. Approximately 13 residents signed up for a Neighborhood Watch program here at Cameron Station. Training will be given to volunteers by the City of Alexandria Police Department. Brad Holsclaw suggested that “Phase Teams” be formed throughout the community. Management was tasked to bring ideas to the July Board Meeting.
John Sullivan, President, gave a brief update regarding the WMATA meeting that was held on June 18, 2009. He mentioned that a majority of the attendees were Cameron Station residents. WMATA mentioned that they are going to install a shelter on Eisenhower Ave. They are going to schedule a follow up meeting and John Sullivan will keep us posted on the details.

NEW BUSINESS
Nothing at this time.

Move To: Ratify the approval of the Community Pools Contract Addendum totaling $845.00 for the early morning lap swim for the remainder of the pool season.
Moved by: Michael Kuhl
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED
Move To: Ratify the approval of the WTS Contract Addendum totaling $504.00 for one extra hour every Saturday, Sunday and Holiday through pool season.
Moved by: Michael Kuhl
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED

Move To: Ratify the approval of the Dwyer Plumbing totaling $1,250.00 for the replacement and installation of the Backflow Preventer device at the pool.
Moved by: Mindy Lyle
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

Move To: Approve the Lancaster Landscapes proposal for two (2) tree trimming days, one in the summer, 2009 and one in the fall, 2009 totaling $2,400.00.
Moved by: Michael Kuhl
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED

Move To: Approve the CroppMetcalfe proposal for the replacement of the rooftop condensing unit totaling $4,330.00
Moved by: Dak Hardwick
Seconded: Michael Kuhl
For: All
Against: None
MOTION PASSED

Move To: Deny the homeowners request to sell embroidered towels at the Cameron Club.
Moved by: Michael Kuhl
Seconded: Mindy Lyle
For: John Sullivan, Mahl Avila, Michael Kuhl, Dak Hardwick, Mindy Lyle
Against: Brad Holsclaw
MOTION PASSED

Move To: Revisit the Administrative Resolution No. 2009-03 at the July 28, 2009 BOD meeting.
Moved by: Dak Hardwick
Seconded: Michael Kuhl
For: All
Against: None
MOTION PASSED

Moved by: Michael Kuhl
Seconded: Dak Hardwick
For: All
Against: None
MOTION PASSED
Move To: Move discussion of Ad-Hoc Pool Committee appointment discussion to Executive Session.
Moved by: Mindy Lyle
Seconded: Michael Kuhl
For: John Sullivan, Brad Holsclaw, Mahl Avila, Michael Kuhl, Mindy Lyle
Against: Dak Hardwick
MOTION PASSED

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

Status of Irrigation System Expansion – VA American Water began the construction on the first of five water meters at the Helmuth/California Pocket Park on Friday, June 19, 2009. Lancaster Landscapes has been notified and is prepared to begin installation of the irrigation systems once Virginia American Water has completed the first meter.

At the Board’s request Management has asked RTEC provide a proposal to develop a tree maintenance plan and provide recommendations for proper tree care that can be made available to the community. Additionally, Management asked RTEC to submit a separate proposal to identify issues needing immediate attention such as disease and insect infestation. This was done at the request of the CAC.

Lancaster Landscapes has been maintaining Linear Park for one month and there is great improvement of this area. Additionally, Lancaster weeded the tree beds by hand throughout the park at a cost totaling $2240.00.

John Sullivan – President, sent a letter to Mayor Euille requesting the expedience on the bond out process of Cameron Station. A copy of this letter was also sent to the Alexandria City Council, the City Manager and others.

Brad Holsclaw mentioned that several residents had approached him regarding the displeasure of the mowing being provided by the landscaping company.

John Sullivan tasked the CCEC with researching recommendations for more controlled access to the facility, to include a way to discern between pool verses gym usage.

Move To: Enter into Executive Session at 8:45pm
Moved by: Michael Kuhl
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

Move To: Exit Executive Session at 9:13pm
Moved by: Michael Kuhl
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

Move To: Approve the appointment of the following Cameron Station Homeowners to the Ad-Hoc Pool Committee, with the understanding that a meeting cannot be held until full membership is obtained:
1. Michelle Wright
2. Angela Miller
3. Kimberlee Canter
Moved by: Michael Kuhl  
Seconded: Mindy Lyle  
For: All  
Against: None  
MOTION PASSED

Move To: Deny the homeowner’s request to waive late fees, legal fees and costs totaling $2,100.52.
Moved by: Michael Kuhl  
Seconded: Mindy Lyle  
For: All  
Against: None  
MOTION PASSED

Move To: Waive $2,124.84 in required accelerated assessments, violation charges and late fees.
Moved by: Dak Hardwick  
Seconded: Mindy Lyle  
For: All  
Against: None  
MOTION PASSED

Move To: Adjourn at 9:15pm.
Moved by: Dak Hardwick  
Seconded: Mahl Avila  
For: All  
Against: None  
MOTION PASSED

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

Minutes were approved at the July 28, 2009 Board of Directors Meeting.

Submitted by:  
__________________________________________________________
Manuel Avila, Secretary/Treasurer