The regularly scheduled monthly meeting of the Board of Directors for May was held on May 26, 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; Tom McClimon-Director (late arrival); Dak Hardwick-Director; Mahl Avila-Secretary/Treasurer.

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

**Move To:** Approve the May 26, 2009 meeting Agenda.
Moved by: Brad Holsclaw
Seconded: Michael Kuhl
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.

**RESIDENTS’ OPEN FORUM**
A resident came in to ask the Board to consider allowing her to make and sell Cameron Station embroidered gym towels at the front desk for $10.00 each. She is proposing that a percentage of the profit be given to the CCEC budget.
Kristen Shaw spoke about holding swim lessons at the Cameron Station Pool. Several residents came to support Kristen.

**Move To:** Develop policy regarding private swim instruction at the Cameron Club
Moved by: Michael Kuhl
Seconded: Brad Holsclaw
For: All
Against: None
**MOTION PASSED**

**ADDITIONAL GUEST SPEAKERS**
Andy Ross and Lee Brown from RTEC Treecare gave the Board an update on the recent tree study conducted in Cameron Station. Lee gave recommendations for keeping the trees healthy both long term and short term.

**Move To:** Get proposal from RTEC Treecare for a maintenance plan with recommendations
Moved by: Mindy Lyle
Seconded: Dak Hardwick
For: All
Against: None
MOTION PASSED

Move To: Approve the Board minutes from April 28, 2009 as amended.
Moved by: Mindy Lyle
Seconded: Dak Hardwick
For: All
Against: None
MOTION PASSED

APPEAL HEARING
There were no appeals.

FINANCIAL REPORT
Given by Mahl Avila

Investments:
On April 30, 2009 the Association had operating and investment funds totaling $2,305,618.93. The Community Association Banc operating account had a balance of $3,991.60 and the First Association Bank operation account had a balance of $407,056.82. Based upon this statement, the Access National Money Market account had a balance of $30,279.77, the Smith Barney Money Market account has a balance of $268,402.71 and the Morgan Stanley Money Market account has a balance of $5,138.63. There is $1,571,000.00 invested in laddered CDs and investment funds.

Balance Sheet:
The Accounts Receivable Residential Assessments account as of April 30, 2009 was $53,964.36. This reflects a delinquency rate of approximately 2.653%, which is below the industry standard of 5%. Accrued Reserves total $1,292,234.87 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 $1,073,451.83 which is $18,304.83 above the budgeted amount of $1,055,147.00. The year-to-date expenses are $691,801.61 which is $43,776.39 below the budgeted amount of $735,578.00.

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 $6,543.42 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 $5,143.67 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 $5,500.00. This is due to the payment for half of the tree study fee.
Overall there is a positive variance between year to date income and expenses in the amount of $381,650.00. 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 April 2009 report. He noted that 700+ additional ID’s were scanned in April, 2009 than in April, 2008. The only complaint received was that the music was too loud in the fitness center.

**COMMITTEE REPORTS**

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

Robert Burns, Chairman of the CAC, said that there are plantings awaiting approval from the Board. John Sullivan asked that the CAC and the ARC review the tree study. He is looking for guidance and recommendations from these committees. Robert also noted that a walk thru is scheduled with Lancaster Landscapes on Friday, May 29, 2009.

Ray Celeste, Chairman of the CCEC, gave updates about the April TGI(L)F party, upcoming Pool Party and the Bertie Maynor dedication to be held on Friday, May 29, 2009 in the Cameron Club Lobby at 6:00pm.

**Move To: Keep original policy for ropes in the swimming pool only on weekdays**

Moved by: Mindy Lyle  
Seconded: Michael Kuhl  
For: All  
Against: None  
MOTION PASSED

Sandra Haasl, member of the FAC, mentioned that sent the CSCA a list of FAQ’s. She thanked the Community Manager, Arielle Hansford, for addressing those questions. She also mentioned the upcoming budget process – the review will begin in mid-July. The FAC is going to review the budget format at the next committee meeting.

Cheri Avila, the Chair for the Communications Committee, announced that 3 out of 4 candidates were interviewed for the website specialist position. The 4th candidate will be interviewed on Friday, May 29, 2009.

**Move To: Give the Communications Committee the Authority to make the hiring decision for the Website Specialist position**

Moved by: Dak Hardwick  
Seconded: Mindy Lyle  
For: All  
Against: None  
MOTION PASSED

**OLD BUSINESS**

Main Street Retailers – New Signs were posted throughout the community. Greenvest communicated to the Board that the retailer that was interested in the Coffee Shop space backed out and the Spa space is being considered by a retailer.
Developer Bond Out – Brad Holsclaw, Vice President, noted that Greenvest had scheduled a walkthrough for the Phase VI landscaping. John Sullivan announced that there is now a moratorium on all CA applications due to the Bond Out restrictions between the City of Alexandria and Greenvest.

NEW BUSINESS
Nothing at this time.

Move To: Approve the Lancaster Landscapes proposal for spring flower plantings totaling $6,288.75
Moved by: Michael Kuhl
Seconded: Mindy Lyle
For: John Sullivan, Brad Holsclaw, Tom McClimon, Mindy Lyle, Mahl Avila
Against: Dak Hardwick
MOTION PASSED

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

Linear Park Adoption – On May 22, 2009, The City of Alexandria granted the Association permission to mow and edge Linear Park. The City will not allow the Association to provide weed control or fertilization treatment due to the parks proximity to Backlick Run.

Status of Irrigation System Expansion – VA American Water announced that the installation of the five additional water meters is scheduled to begin the first week in June.

Notice of FY2010 Budget Dates – FY2010 budget meeting dates for the remainder of 2009 were presented to the Board for the review.

Coffee with Cops Meeting – This meeting will be held on June 10, 2009 at 7:00pm in the Great Room. Dak Hardwick will chair the meeting to discuss a neighborhood watch program for Cameron Station.

Move To: Enter into Executive Session at 9:10pm
Moved by: Mindy Lyle
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

Move To: Exit Executive Session at 9:30pm
Moved by: Michael Kuhl
Seconded: Dak Hardwick
For: All
Against: None
MOTION PASSED

Move To: Approve Rees Broome, PC’s recommendation to write off the outstanding legal fees of $225.00 as bad debt.
Moved by: Michael Kuhl
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED
Move To: Approve the homeowner’s payment plan of $300.00 per month contingent upon the homeowner executing a Settlement Order to secure the debt and to deny the homeowner’s request to waive the violation fees as well as the request to reinstate Association privileges.
Moved by: Michael Kuhl
Seconded: Tom McClimon
For: All
Against: None
MOTION PASSED

Move To: Deny the homeowner’s request to waive legal fees and costs.
Moved by: Tom McClimon
Seconded: Dak Hardwick
For: John Sullivan, Brad Holsclaw, Mahl Avila, Michael Kuhl
Abstained: Mindy Lyle
Against: None
MOTION PASSED

Move To: To instruct legal counsel to proceed with Non-Judicial Foreclosure
Moved by: Michael Kuhl
Seconded: Dak Hardwick
For: John Sullivan, Mahl Avila, Tom McClimon
Abstained: Brad Holsclaw, Mindy Lyle
Against: None
MOTION PASSED

Move To: Adjourn at 9:50pm.
Moved by: Dak Hardwick
Seconded: Brad Holsclaw
For: All
Against: None
MOTION PASSED

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

Minutes were approved at the June 23, 2009 Board of Directors Meeting.

Submitted by: Manuel Avila, Secretary/Treasurer