CAMERON STATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, October 30, 2018

The regularly scheduled monthly meeting of the Board of Directors for October was held on Tuesday, October 30, 2018. The meeting was called to order at 7:03 p.m. by President Margaret Brock at the Cameron Club located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

BOARD ATTENDANCE
Margaret Brock President
Jon Dellaria Vice President
Michael Johnson Secretary
Martin Menez Treasurer
Elliott Waters Director
Mindy Lyle Director

OTHERS ATTENDING
Judy Johnson, General Manager, CMC
Deirdre Baldino, Assistant General Manager, Recording Secretary, CMC
Cameron Station Residents

APPROVE AGENDA
Move To: “Approve the agenda to move the topic of the pet policy from Board discussion to Board decision as amended.”
Moved by: Mindy Lyle
Seconded: Michael Johnson
For: All
Against: None
Absent: Elliott Waters

MOTION PASSED

Change of Attendance Board member Elliott Waters arrived at 7:05pm
RESIDENTS OPEN FORUM

- Resident inquired about the FY2019 budget and if there were going to be any assessment increases and would be in favor without any increases but understand that items do require inflations.
- Mr. Sugrue was present and introduce himself, as he is a “write in” as a Board candidate for the 2018 BoD election and was unable to attend the Meet the Candidates night on October 28th.
- Resident expressed her opinions on the current pet policy and suggested a few comprises that included “closing off” and switching pocket parks every other year for consideration and additional “curb your pet’s signs”.
- Also, discussed was a crime analysis a resident presented to the Board and provided suggestions to include in the weekly email blast.

APPROVAL OF MINUTES

Move To: “Approve the minutes from the September 25, 2018 Board of Directors meeting as presented.”

Moved by: Martin Menez
Seconded: Michael Johnson
For: All
Against: None
MOTION PASSED

FINANCIAL REPORT FOR SEPTEMBER 2018

This summary reflects the un-audited fiscal year 2018 financial entries. Please be reminded, this is a snapshot of the Association’s financial situation as of September 30, 2018. As always, Management 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.

<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>$2,538,453.28</td>
<td>$1,905,758.00</td>
<td>$7,365.28</td>
</tr>
<tr>
<td>YTD Income</td>
<td>$1,913,123.28</td>
<td>$1,945,268.61</td>
<td>($138,561.87)</td>
</tr>
<tr>
<td>YTD Expenses</td>
<td>$1,806,706.74</td>
<td>$1,945,268.61</td>
<td>($138,561.87)</td>
</tr>
<tr>
<td>YTD Net Income, surplus/ (loss)</td>
<td>$ 406,416.54</td>
<td>($39,510.61)</td>
<td>$145,927.15</td>
</tr>
</tbody>
</table>

The financial report was included in the BoD packet. Treasurer Martin Menez reviewed the status of investments and projected interest for 2019. Also, to be noted that the delinquency rate listed of approximately 0.54% which is well below the industry standard of 3%-5%.

PRO-FIT REPORT FOR SEPTEMBER 2018

Presented report as provided in BoD packet.
OFFICERS’/COMMITTEE REPORTS

Cameron Club Facilities Committee
The CCFC has been discussing an increase of spending allowance from $1500 to $4000 to help expedite the repair process with the fitness equipment to help allow for equipment to get back online for residents. This topic is on the meeting agenda for Board discussion for tonight. Also, the CCFC had authorized Management to purchase several pool items for next season that are within budget.

Activities and Events Committee
The committee is underway with the planning for the Annual Holiday event for December and has 2 new members on the meeting agenda for appointment. The annual Halloween event was graciously sponsored by realtor Irina Babb. The extremely fun and successful event had approximately 250 attendees.

Architectural Review Committee
None

Common Area Committee
Mr. Burns, Chairperson, introduced Mr. Cummins, Irrigation Manager with Lancaster Landscapes, who was present to discuss the Irrigation upgrade proposal that is included in the Board packet. The CAC has a few budgetary proposals on the agenda and they recommend the pothole repair proposal that would include 38 different locations.

Communications Committee
The community’s 20th Anniversary party was a success that took place in early October and the committee is currently working on updates for the Cameron Station website.

Financial Advisory Committee
The FAC discussed the monthly threshold of $1,500 on the variance report that Management is required to report every month. They recommend to change that threshold to a higher amount or specific percentage (s) for certain GL items at the Board discretion.

GUEST SPEAKER
Police Lieutenant Matthew Weinert briefed the Board on the crime activity for the past month and also was requested to brief the Board the past 5 year crime statistic which are continuing at a very low rate. He briefly went over the 3 areas that had risen in the last 5 years. Larcenies have slightly increased mainly due to residents leaving their vehicles unlocked and having items being stolen. Burglaries have slightly increased due to vehicles being unlocked and keys being left in the vehicles and thieves being able to access garages and homes. Thirdly, parking offences have increased. Lt. Weinert cannot stress enough to always be aware of your surroundings, always lock your garages/houses and vehicles, and please contact the police.
OLD BUSINESS
a. City of Alexandria Update- Ms. Lyle reported that the Eisenhower West/Landmark Van Dorn Implementation meeting is November 14, 2018 and Civic Association on November 7, 2018 at 7pm at the Cameron Club.

NEW BUSINESS
None

MATTERS FOR BOARD DECISION
Lancaster Proposal #29486- Tree Removal
Move To: “Approve the Common Area Committee (CAC) recommendation for the Lancaster Proposal #29486 for Tree Removal and Replacement in the amount of $1,065.00 to be expensed to GL3280- Repair & Replacement Reserve.”
Moved by: Mindy Lyle
Seconded by: Michael Johnson
For: All
Against: None
MOTION PASSED

Lancaster Proposal #29498- Drainage & Erosion Work
Move To: “Approve the Common Area Committee (CAC) recommendation for the Lancaster Proposal #29498 for Drainage and Erosion work in the amount of $4,600.00 to be expensed to GL3364- Capital Improvements Reserve.”
Moved by: Mindy Lyle
Seconded by: Michael Johnson
For: All
Against: None
MOTION PASSED

Pothole Repair Proposal #9475780- Pothole Repairs
Move To: “Approve the Common Area Committee (CAC) recommendation for the Pothole Repair Proposal #9475780 for 38 pothole repairs in the amount of $6,719.00 to be expensed to GL3280- Repairs & Replacement Reserve.”
Moved by: Mindy Lyle
Seconded by: Michael Johnson
For: All
Against: None
MOTION PASSED
A&E Committee Appointments

Move To: “Approve the appointment of Amanda Wilkinson and Jessica Ryback as members of the Activities and Events Committee.”
Moved by: Elliott Waters
Seconded by: Mindy Lyle
For: All
Against: None
MOTION PASSED

2019 Budget

Move To: “Approve the FY2019 Budget as presented.”
Moved by: Jon Dellaria
Seconded by: Elliott Waters
Against: Michael Johnson, Mindy Lyle, and Martin Menez
MOTION FAILED

2019 Budget

Move To: “Approve the FY2019 Budget with amended GL5225 and GL5316 as stated.”
Moved by: Michael Johnson
Seconded by: Jon Dellaria
For: All
Against: None
MOTION PASSED

Pet Policy

Move To: “Not to amend or make any changes to the current pet policy.”
Move by: Mindy Lyle
Seconded by: Jon Dellaria
For: Mindy Lyle, Jon Dellaria, and Michael Johnson
Against: Martin Menez and Elliott Waters
MOTION PASSED

CCFC Increased Budget Authority

Move To: “Approve the CCFC budget authority from $1,500.00 to $2,500.00.”
Moved by: Michael Johnson
Seconded by: Martin Menez
For: All
Against: None
MOTION PASSED
Management Increased Budget Authority

**Move To:** “Approve Management budget authority from $1,500.00 to $2,500.00.”

Moved by: Michael Johnson
Seconded by: Martin Menez
For: All
Against: None

**MOTION PASSED**

**MATTERS FOR BOARD DISCUSSION**

a. **Update on John Ticer Gazebo** - The pavers have been installed and the gazebo columns are expected to be delivered on November 15th.

b. **Pet Policy** - the CAC has vigorously discussed the pet policy at length again and recommends no changes to the current Pet Policy. Some recommendations from the CAC are new signs at the pet waste receptacles. Ms. Brock, Board President, discussed a possible pocket park compromise to close of 5 parks (John Ticer, Donovan at Carlton Place Condos, Bessley, Donovan with the Fountain, and Grimm Drive pocket Parks). Mr. Menez asked about enforcement measures for pet waste.

c. **Emergency Repairs to Homes Process** - Ms. Lyle, Board Member, suggested that the Board begin looking into a Policy Resolution for emergency repairs that would authorize the Board or an authorized Board member to approve homeowner’s emergency home repairs. The Board tasked Management to have Legal Counsel draft a new Policy.

d. **Pedestrian Pathway** - The pathway is underway and the railings have been installed. Due to the City of Alexandria requirements, Pulte had to install a bicycle tunnel on the stairs and due to this a double gate cannot be installed but a single gate can installed instead.

e. **Irrigation System** - As the community ages the original irrigation system is failing. It’s currently on 35 separate battery operated systems and runs about 265-270 zones. The CAC is recommending that the Board begin to consider planning on replacing and including this in the next Reserve Study, which is planned for 2019. The new system would be a “Smart Water System” and consolidate 32 separate timers and 29 separate water meters/sources down to 4 timers and 11 water sources. The existing irrigation system will be consolidated into a “Centralized Smart Watering Management System” that would be managed by wireless connection and battery operated values will be converted to electric.

f. **Increase CCFC budget Authority** - See motion.

**MATTERS FOR BOARD REVIEW AND INFORMATION**

Management Report- Included in Board packet for review.
EXECUTIVE SESSION
Move To: “Enter into executive session at 10:50 p.m. to discuss delinquencies, collection reports, and contracts.”
Moved by: Mindy Lyle
Seconded: Michael Johnson
For: All
Against: None
MOTION PASSED

Move To: “Exit executive session at 11:26 p.m.”
Moved by: Mindy Lyle
Seconded: Jon Dellaria
For: All
Against: None
MOTION PASSED

Move To: “The Board of Directors approves nomination of David Thorpe the Mark Pillow Award for 2018.”
Moved by: Michael Johnson
Seconded by: Jon Dellaria
For: All
Against: None
MOTION PASSED

Move To: “The Board of Directors approves nomination of Kimberly Dillon as Volunteer of the Year Award for 2018.”
Moved by: Jon Dellaria
Seconded by: Michael Johnson
For: All
Against: None
MOTION PASSED

Move To: “Adjourn the meeting at 11:27 p.m.”
Moved by: Mindy Lyle
Seconded: Michael Johnson
For: All
Against: None
MOTION PASSED

Minutes prepared and respectfully submitted by Deirdre Baldino, Recording Secretary, CMC

Cameron Station Community Association
Tuesday, October 30, 2018- Board of Directors Meeting