CAMERON STATION COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES

Tuesday, March 24, 2009

The regularly scheduled monthly meeting of the Board of Directors for March was held on March 24, 2009. The meeting was called to order at 7:00 p.m. by John Sullivan-President at the Cameron Club, Alexandria, Virginia 22304.

**Board Attendance:** John Sullivan-President, Brad Holsclaw-Vice President; Mindy Lyle-Director, Tom McClimon-Director, 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

**Members Absent:** Michael Kuhl-Director.

**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.

**DIRECTORS REPORTS**
The Directors didn’t have any updates to give at this meeting.

**RESIDENTS’ OPEN FORUM**
None

**Move To:** Approve the Board minutes from February 24, 2009 as amended.
Moved by: Dak Hardwick
Seconded: Mindy Lyle
For: All
Against: None
MOTION PASSED

**APPEAL HEARING**

**FINANCIAL REPORT**
Given by Mahl Avila

**Investments:**
On February 28, 2009 the Association had operating and investment funds totaling $2,153,952.05. The Community Association Banc operating account had a balance of $974.86 and the First Association Bank operation account had a balance of $272,931.15. Based on this statement the Access National Money Market account had a balance of $30,229.46, and the Smith Barney Money Market account has a balance of $146,216.08 and the Morgan Stanley Money Market account has a balance of $5,138.63. There is $1,676,000.00 invested in laddered CD’s and investment funds.
Balance Sheet:
The Accounts Receivable Residential Assessments account as of February 28, 2009 was $40,424.14. This reflects a delinquency rate of approximately 1.987%, which is below the industry standard of 5%. Accrued Reserves total $1,263,822.34 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 $534,593.91 which is $7,021.91 above the budgeted amount of $527,572.00. The year-to-date expenses are $329,039.33 which is $26,841.67 below the budgeted amount of $355,881.00. While the overall expenses are below the budgeted amount, there are a few items that I would like to bring to your attention, as they exceed the year-to-date budgeted amount by more than $1,500.

- **Legal fees-Collections**, line #5105, exceeds the budgeted amount by $4,498.13 year to date. This is due to an increase in outstanding assessments.
- **Other Communications**, line item #5820, exceeds the budgeted year to date amount by $1,884.31. This is due to two GAM Printing invoices totaling $3,861.99 for the Inauguration Transportation information mailing and 2009 Visitor parking passes. $2,750 is budgeted for this line item every other month beginning in February.
- **Snow Removal**, line item #6003, exceeds the budgeted amount by $4,892.00. The bills for the snow removal for early 2009 totaled $20,892.00. There is $40,000 budgeted in this line item for FY2009.
- **Common Area Lighting Maintenance**, line item #6102 exceeds the budgeted amount by $1,792.58 year to date. This is due to the repair of two major circuits in the community totaling $3,459.58.
- **Common Area Consulting**, line item #6365, exceeds the budgeted amount by $10,500.00. 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 $205,554.58. 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.

WTS REPORT
Kevin Horner, WTS Fitness Director, reported on the fitness center. The Board was provided his full report for there review.

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

OLD BUSINESS
The Board will appoint liaisons to represent the local business at their monthly Board meetings.

NEW BUSINESS
The Board discussed and made several decisions which are recorded in the motions.

COMMUNITY MANAGER’S REPORT
Airielle Hansford, Community Manager, give her latest report to the Board.
Move To: Approve the Office of Voter Registration and Elections request to use the Cameron Club for the June 9th Primary Election.
Moved by: Mindy Lyle
Seconded: Dak Hardwick
For: All
Against: None
MOTION PASSED

Move To: Approve the CMC Maintenance proposal for the construction of benches for the Gazebo in the amount of $1,500.00.
Moved by: Mindy Lyle
Seconded: Dak Hardwick
For: All
Against: None
MOTION PASSED

Move To: Approve the Cropp-Metcalfe proposal to replace motor pulleys on two roof top HVAC units in the amount of $594.00.
Moved by: Mindy Lyle
Seconded: Dak Hardwick
For: All
Against: None
MOTION PASSED

Move To: Approve the updated Cameron Club Operating Rules and Procedures as amended by the Board and NOT to include the section on allowing Third Party’s to rent the Cameron Club.
Moved by: Dak Hardwick
Seconded: Mindy Lyle
For: Mindy Lyle, Tom Mcclimon, Dak Hardwick, Mahl Avila
Against: None
Abstained: Brad Holsclaw
MOTION PASSED

Move To: Approve Lancaster Landscapes, Inc. to perform mowing and chemical applications to Linear Park not to exceed $10,060.00 and that John Sullivan, Board President to contact the City of Alexandria to see if they will split the cost of up keeping the Linear Park.
Moved by: Mindy Lyle
Seconded: Tom Mcclimon
For: All
Against: None
MOTION PASSED

Move To: Approve the Alexandria Fire Chief to brief the Board at their monthly meeting.
Moved by: Tom Mcclimon
Seconded: Brad Holsclaw
For: All
Against: None
MOTION PASSED
Move To: Approve for John Sullivan, Board President, to address the Mayor of Alexandria and ask him to speak up on Cameron Stations behalf to the Metro Board Meeting about their Shuttle bus issues.
Moved by: Tom McClimon
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

Move To: Enter into Executive Session at 9:35pm
Moved by: Mindy Lyle
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

Move To: Exit Executive Session at 9:43pm
Moved by: Dak Hardwick
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

Move To: Waive partial balance as uncollectible for a Homeowner on Helmuth Drive.
Moved by: Mindy Lyle
Seconded: Mahl Avila
For: All
Against: None
MOTION PASSED

Move To: Cease collection efforts and authorize Rees Broome to close the account for a Homeowner on Helmuth Lane.
Moved by: Mindy Lyle
Seconded: Mahl Avila
For: Brad Holsclaw, Mindy Lyle, Dak Hardwick, Mahl Avila
Against: Tom McClimon
MOTION PASSED

Move To: Adjourn at 9:45pm.
Moved by: Dak Hardwick
Seconded: Brad Holsclaw
For: All
Against: None
MOTION PASSED

Minutes prepared by: Deborah Totolo, Minute Taker

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

Submitted by: ________________________________
Manuel Avila, Secretary/Treasurer