The Annual Meeting of the Cameron Station Community Association, Inc. was called to order at 7:50 p.m. by Michael Kuhl, President, at the Samuel E. Tucker Elementary School, Alexandria, Virginia 22304.

**Board Attendance:** Michael Kuhl-President; Mindy Lyle-Vice President; Derek Hardwick-Director; Tom McClimon-Director; Don Buch-Director

**Absent:** Manuel Avila- Secretary/Treasurer; Michael Kidwell- Director

**Others Attending:**
Members of Cameron Station Community Association
Hilary Lape, Division Director- CMC
Airielle Hansford, Community Manager- CMC
Mary Flynn, Covenants Administrator- CMC
Carla Martin, Administrative Assistant- CMC
Chris Neuberg, Maintenance Technician- CMC
Todd Sinkins, Legal Counsel- Rees Broome, PC

**PROOF OF MEETING NOTICE**
The Proof of Meeting Notice was provided to the Ownership.

**QUORUM WAS ESTABLISHED AT 7:50pm**

**APPROVAL OF MINUTES**
MOVE TO APPROVE- The 2009 Annual Meeting Minutes from November 9, 2010
Moved by: Jim Nissley
Seconded by: John Sullivan
For: ALL
Against: NONE
MOTION PASSED

**COMMUNITY SPIRIT – MARK PILLOW AWARD**
Ray Celeste and Calvin Weaver were announced as the winners of the Mark Pillow Award.

**ELECTION OF THE BOARD OF DIRECTORS**
MOVE TO: Elect Alvin Boone, Nicholas Giannotti, and J. Philip Ludvigson to the Board of Directors by acclamation.
Moved by: Jim Nissley
Seconded by: John Sullivan
RESIDENT OPEN FORUM
The Floor was opened for residents to address the Board of Directors and Management. Resident comments and questions included the following:

- Resident questions about Bond-Out
- Resident questions about water pollution monitoring in the traffic circle
- Resident question about 2010 Pool Season
- Concerns about Shuttle Bus schedules
- Concerns about Trash Removal Contractor

COMMITTEE AND BOARD REPORTS
Cheri Avila, Chair of the Communications Committee spoke to residents about the upcoming launch of the new CSCA Website and displayed samples of the home page. Cheri Avila and Michael Kuhl informed residents of the importance of signing up for website access.

Ray Celeste, Chair of the Events Committee talked about the success of the Kid’s Halloween Party and the Adult TGI(L)F Halloween party and urged residents to attend future CSCA Events.

INTRODUCTION OF MANAGEMENT STAFF
Michael Kuhl introduced the CSCA Management Staff and thanked them for their work and support.

ADJOURNMENT
MOVE TO –ADJOURN AT 8:26pm
Moved by: Jim Nissely
Seconded by: John Sullivan
For: ALL
Against: NONE
MOTION PASSED