The Annual Meeting of the Cameron Station Community Association, Inc. was called to order at 7:30pm by Mindy Lyle, President, at the Samuel E. Tucker Elementary School, Alexandria, Virginia 22304.

**BOARD ATTENDANCE:** Mindy Lyle, Don Buch, Alvin Boone, Nick Giannotti, Michael Kidwell, Phillip Ludvigson, Tom McClimon

**OTHERS ATTENDING:**
- Members of Cameron Station Community Association
- Jan Ward, Division Director-CMC
- John Halfill, Portfolio Manager-CMC
- Airielle Hansford, Community Manager-CMC
- Mary Flynn, Assistant Manager-CMC
- Shirley Petrovic, Covenants Administrator-CMC
- Bethany Lammers, Administrative Assistant-CMC
- Chris Neuberg, Maintenance Technician-CMC
- Todd Sinkins, Legal Counsel-Rees Broome

**GUEST SPEAKERS**
- Judy Lo-City of Alexandria Recreation, Parks and Cultural Activities
  Ms. Lo discussed the renovation and improvements to parks in the area. Standards for playgrounds have changed and they are making improvements to bring them to compliance. The proposal is to consolidate five playgrounds into two. Some trees may have to be relocated to re-do the drainage, the parking lot and the bathrooms will be improved. The construction for this project should begin June of 2012 to August.

- Stephen Bannister, Ivy Development, regarding bowling alley redevelopment
  Mr. Bannister stated that plans have been submitted to the city. The bowling alley will remain open until the plans are approved. They plan on building a residential complex with around 108 units with around 10,000 square feet of retail on the ground floor with underground parking for the residents.

- Mill Creek Residential Trust, LLC, regarding Pickett and Van Dorn Street redevelopment
  Mill Creek Residential has plans to build a 485 rental complex with 15,000 square feet of retail with underground parking for the Residents. The project should start around July or August 2012 and take about two years to complete.

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

**ESTABLISHMENT OF QUORUM**
Quorum was established with 185 of Owners represented either in person or by proxy.
APPROVAL OF MINUTES

MOTION: A motion was MOVED and duly SECONDED to approve the 2010 Annual Board of Directors Meeting as presented. The motion PASSED unanimously.

COMMUNITY SPIRIT (MARK PILLOW) AWARD PRESENTATION

The 2011 Community Spirit, Mark Pillow Award, was presented to Susan Birchler.

CALL FOR BOARD OF DIRECTORS CANDIDATES AND INTRODUCTION

Ms. Lyle called for nominations from the floor, hearing none; the floor was closed for nominations.

VOTE FOR MEMBERS OF BOARD OF DIRECTORS

MOTION: A motion was MOVED and duly SECONDED to appoint Robert Duncan, Michael Johnson, Mindy Lyle and Tom McClimon by acclimation to the Board of Directors. The motion PASSED unanimously.

OFFICERS’ REPORTS

Presidents Report

Ms. Lyle reported that she is working toward getting Cameron Station bonded out. She stated Phase 1 under performance bond, Phase 2 off bond, Phase 3 performance bond, Phase 4 maintenance bond, Phase 5 off bond, Phase 6 off bond and Phase 13 should be off bond by spring of 2012.

Treasurers Report

Mr. Buch reported that the Association is ahead of budget YTD, delinquency rate is 1%, there is $2,000,000 in the reserves and the Associations audit was unqualified.

MANAGEMENT UPDATE AND COMMENTS

Mr. Halfill introduced the Cameron Station staff.

COMMITTEE INTRODUCTIONS AND PRESENTATIONS

Common Area Committee

The Common Area Committee reported that they have received proposals to do common area irrigation and the asphalt repairs have been done.

FY 2012 OPERATING BUDGET

Ms. Lyle reported that there will be a 1.62% in the budget due to an increase in the TMP assessment.

CAMERON CLUB RENOVATION DISCUSSION

Mr. Menez reported that the Cameron Club renovation has been approved. The Club renovations were designed to optimize storage space, increase meeting space, create better kitchen facilities and create a tailored office space.
RESIDENT OPEN FORUM
Topics discussed were:

- A Resident inquired about the burglary that took place.
- A Resident inquired if the Association could put an age/time restriction on Halloween.
- A Resident stated that it was hard to see off the side streets on to Cameron Station Blvd due to cars parked along the road.
- A Resident inquired if the Association has considered heating the pool.
- A Resident stated it would be safe to have a left turn arrow from Pickett St onto Cameron Station Blvd.
- A Resident inquired as to why not all the grates have covers in Cameron Station.

ADJOURNMENT
Hearing no further business, the Annual Board of Directors meeting was adjourned at 9:24 pm.

Minutes Prepared and Submitted by: Bethany Lammers, Recording Secretary