

**April 6, 2022 Meeting
Of The Board Of Directors
Newberry Station Homeowners Association, Inc.**

I. CALL TO ORDER 7:10 PM

Board Attendees: Brandon Farlander
Mark Sajbel
Mario Alberto Rivera
Michael Miller

Pool/Buildings Committee Co-Chair: Sean Carey

Management: Lisa Horton

II. MINUTES

Mr. Miller moved to accept the minutes of the March 2, 2022 Board meeting. Mr. Sajbel seconded the motion. Passed unanimously.

III. CONTRACTS

A. SIGNS

Ms. Horton had obtained an offer of \$121 per sign from Signs By Tomorrow to warn intruders of the existence of a Neighborhood Crime Watch Program. The Board had tasked Ms. Horton to change the order to acquire replacements for stop and other street signs that have faded to the point of not being recognizable. Mr. Farlander had volunteered to inventory all signs that need replacing and report the findings to Sentry. Mr. Farlander has completed the inventory and will forward the inventory to Ms. Horton for the change order.

B. POOL/CLUBHOUSE CONTRACTS

Mr. Carey reported that KR Jenkins plans to perform pool opening tasks in the third week of April; and that Mr. Jenkins recommended soliciting an offer from Titan Pools Service for pool management. Ms. Horton has only obtained one offer from Paradise Pools for pool management despite soliciting offers from a large number of other companies.

The Board at its September meeting had accepted an offer of \$980 from All Plumbing to remove the electric hot water heater and reconfigure the water supply under the pantry sink. At the October meeting, the Board deferred implementation of the contract until the Spring. At the March meeting, the Board had directed Ms. Horton to proceed with the contract. However, Mr. Carey recommended that the contract be further delayed until we consult with KR Jenkins regarding if

and where a valve may be necessary for shutting off water from the main heater into the locker rooms during the winter.

C. BENCHES

At the December 2021 meeting, the Board had approved purchase of two additional “ULTRASITE Recycled Plastic Outdoor Bench, Gray, 72 in Length” benches at a price of not to exceed \$2,400. However, Ms. Horton reported that those benches have been discontinued. She is researching replacements.

As recommended by Mr. Carey, the Board also tasked Ms. Horton to obtain a quote for installing two picnic tables adjacent to the clubhouse.

D. REPAIRS TO SIDEWALKS AND ASPHALT TRAILS

Despite repeated requests, Ms. Horton has still not received a copy of the RFP from Mr. Budnik for review by the Board. Mr. Farlander will contact Mr. Budnik directly.

E. ARBORIST

Ms. Horton is scheduling a presolicitation site visit from JL Tree Service, whose representative asked that the visit occur after the trees have leaved up.

F. STREET LIGHTS

Mr. Farlander reported that Power Systems Electric has removed the bulb from the street light in the middle of the woods to the East of the Clubhouse and replaced all remaining incandescent bulbs in other poles owned by the Association with LED lights.

G. FREE BOOK CABINETS

Ms. Horton provided a number of samples of the cabinets for the Board’s consideration. The Board selected a cabinet that will cost \$299.95 to purchase and tasked Ms. Horton to provide the Board with the price to install the cabinet.

H. PET WASTES

Mr. Miller will contact Professional Grounds to follow up on an offer to provide information on the prices of pet waste stations and the cost of monthly maintenance.

I. SINK HOLE BEHIND SHANNONS LANDING WAY

Mr. Miller will contact Professional Grounds to determine the price of filling in the sink hole with waste concrete chunks deposited by a lot owner on Association property.

J. PEST CONTROL

Ms.Horton has cancelled a defunct pest control contract that had been billing monthly.

Mr. Miller had obtained a free consultation from Better Termites to determine whether and what treatments around the pool clubhouse might be necessary to protect it from termites. The Better Termites consultant, after inspecting both inside and outside the clubhouse, that there is no evidence of termites (notwithstanding the mulch beds around the periphery of the clubhouse) and that no treatment is necessary given that he found evidence that in 1978 the clubhouse periphery had been treated with the long-lasting pesticide chlordane.

IV. ANNUAL CLEANUP

The Board has supported an annual grounds cleanup by volunteers from the community on the day of pool opening. Mr. Farlander will work with Ms. Horton to solicit a volunteer to head this year's cleanup.

V. CARS

Ms. Horton reported that she had tagged three cars for violation of Association parking policies; after the meeting, Mr. Farlander will join her to tag additional cars.

VI. ANNUAL INSPECTION

Ms. Horton will conduct the next round in late April/early May.

VII. CLOSE

Mr. Miller moved to close the meeting; Mr. Farlander seconded. Passed unanimously.