

**NEWBERRY STATION HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JUNE 9, 2021**

I. Roll Call and Certification of Proxies

Board Members in Attendance: Brandon Farlander, Michael Miller, Susy M. Mikhail, and Steven Dorrity.

Sentry Management Representative: Becky SuPrise, Community Manager.

Quorum and Call to Order: The meeting opened at 7:01 PM. Ms. SuPrise, upon completion of the roll call and certification of proxies, announced a quorum (52 members by person or proxy).

II. Proof of Notice of Meeting

A mailing specifying time and place of the annual meeting was sent on May 25, 2021.

III. President's Report

The Pool officially opened a week and half ago; by which date the Governor of the Commonwealth of Virginia had already rescinded most of the Covid-related restrictions that we originally expected to observe. What remains: If you are not vaccinated, you must wear a mask to enter the pool area and can only remove it when in the water and observing social distancing. Over the past year, the Board authorized many improvements to the pool and clubhouse, including a stairway into the pool, a lap lane, power washing of the pool deck and furniture, white coating, LED lights, a new security system, stone buttresses at the corners of the pool area for erosion control, and replacement of electrical panels that dated back to 1978. Sean Carey in particular contributed mightily to overseeing this work (as chair of the Pool and Buildings Committee) and performing much of it himself. Savings from cancelling the 2020 pool management contract helped pay for these improvements.

The Board authorized improvement to the roads, including refurbished on-street signage (e.g., one way arrows) and street signs. Ms. Mikhail implored members of the Association and all residents to faithfully observe the one way signage, noting that the Fire Marshal had made one way streets a prerequisite for retaining parallel parking spaces.

Ms. Mikhail implored members of the Association and all residents to abide by the Association's policy on trash collection; reminding all that our trash contractor does not pick up large items such as refrigerators on Mondays and Fridays (such items require the lot owner to request a special collection). [Several residents noted that putting trash out on the wrong days contributes to rodent infestation and vultures.]

The Board authorized replacement of swing sets that are ADA compliant.

During the past several years, the timber retaining wall to the rear of Stationhouse Ct. was replaced by a stone wall that will essentially last forever; topped by a black aluminum railing and a garden.

The next major project of the Board: repairs to the sidewalks and asphalt trails.

IV. Approval of Minutes of October 7, 2020 Annual Meeting

Ms. Mikhail moved to approve the minutes as written, Mr. Dorrity seconded the motion, and the attendees approved the motion by unanimous consent.

V. Election of Two Directors

Ms. McCullough, Ms. Mikhail and Mr. Dorrity had resigned from the Board; Mr. Miller's term had expired. Thus, the Board had four vacant positions. Mr. Michael Miller, Mr. Mario Alberto Rivera, and Mr. Mark Sajbel asked to serve on the Board. There was no candidate for the other vacant position. Ms. Mikhail moved to elect these candidates by acclamation. Mr. Dorrity seconded the motion. Passed by acclamation.

Mr. Miller also asked members to express their appreciation for the excellent work that had been done by the retiring Board members.

VI. New and Unfinished Business

At the meeting of the Board of Directors of the Association on May 12, 2021, Mr. Miller presented amendments to the By-Laws (a) necessary to bring the By-Laws into compliance with the "*Property Owners' Association Act of the Commonwealth of Virginia*", (b) incorporate other changes that had been recommended by the Association's Attorney, and (c) incorporate a code of conduct for members of the Board of Directors. As provided in Section 2 of Article VIII of the By-Laws, the Board of Directors voted to forward these draft By-Law amendments to the members of the Association at the Annual Meeting, where such amendments can be adopted by the affirmative vote of members representing two-thirds (2/3) of the members in attendance.

Mr. John Oktavec recommended that the following words be stricken from the proposed changes to Section 2 of Article V: "and resides for the majority of the year in Newberry Station" and, with that change, moved to accept the proposed By-Law amendments. Mr. Miller seconded the motion. Passed unanimously.

VII. Community Forum

One resident complained that the Association had neglected maintenance of the area bounded by Ona Drive and the lots at 8217 and 8219 Stationhouse. Mr. Miller said that the Board would investigate the question. [Subsequent to the meeting, Mr. Miller reviewed the plot maps and ascertained that area belongs to the lot owners of 8217 and 8219 Stationhouse; the owners of those two lots are forbidden by the Declaration from fencing in the utility box that straddles their properties].

A resident — noting reports of car break-ins, home invasions in the general Newington area reported on Next Door Neighbor, and an incident at the Clubhouse (where an electrician under contract with the Association to repair the electrical panels had been approached by an armed gunman) — asked whether the Association could request police patrols in our neighborhood. Ms. Mikhail reported that the Board had authorized the police to patrol our streets to ticket individuals who do not obey our traffic signage; we can only request that

the police exercise this authority. Ms. Mikhail also noted that there had been some proposals to install security cameras throughout the community but that such proposals would have to come before a future annual meeting; that there had been pushback against these proposals on account of privacy concerns.

Mr. Miller reported that a lot owner during the proxy hunting asked that the Association at the annual meeting consider putting up a building to house tools that can be shared by residents, such as ladders and wheel barrows — such tools needed rarely and take up too much room for an individual lot owner to buy and store in the limited space of our town houses for such rare usage. During discussion of this idea, concerns were expressed about legal and liability issues for making Association property available for a lot owner to use on his/her own property; and how the Association could schedule use of a tool and assure its return. As an alternative, some members suggested that the Association could establish a tool exchange web site. The Association referred the matter to the Board to research and present at the next annual meeting (noting that the By-Laws allow construction of a new building only when such construction is approved at a meeting of the members of the Association).

VIII. Adjourn

Ms. Mikhail moved to adjourn the meeting; seconded by Ms. Miller.
Approved unanimously.