

**April 7, 2021 Meeting
Of The Board Of Directors
Newberry Station Homeowners Association, Inc.**

I. CALL TO ORDER 7:08 PM

Board Attendees: Susy M. Mikhail
Steven Dorrity
Michael Miller
Alana McCullough
Brandon Farlander

Management: Fred Bell

II. MINUTES

Ms. Mikhail moved to accept the minutes of the March 3, 2021, Board meeting; with the caveat that Sentry Management take all Clubhouse repairs authorized by the Board at that meeting from the Reserve Account. Mr. Miller seconded the motion. During discussion of the motion, Mr. Farlander moved to revise the March minutes to incorporate comments that had been submitted by Mr. Brugman regarding the parallel parking bays on Hamilton Court; there was no second to his motion. Following discussion, Ms. Mikhail's motion was approved on a four to one vote (with Mr. Farlander voting against).

III. CONTRACTS

A. Landscaping

1. Drainage Issues

Mr. Bell plans to schedule a meeting during the week of April 12 with the lot owner of 8229 Shannons Landing Way; the meeting to be attended by Mr. Bell, Mr. Budnik, and several Board members. The purpose of this meeting will be to apprise the lot owner of Mr. Budnik's findings that the County had approved the developer's storm water management plan for Shannons Landing Way; a plan that anticipates rain water running through the back yards of the row of townhouses that ends at 8229 Shannons Landing Way; and that, consequently, the Association has no liability for any consequences of that drainage; and the Association could incur liability if the Association attempts to change drainage flows in an effort to help those lot owners. Mr. Budnik might offer advice to the lot owner regarding how the lot owner might independently can alleviate the problem. Following that meeting, Mr. Bell, Mr. Budnik, and the Board members will survey Association property generally to examine drainage issues (especially in the dry pond and surrounding terrain).

B. Clubhouse Repairs

Status of contracts:

1. To relocate the water heater. Done.
2. To relocate pump for the wading pool. Done.
3. To replace the electrical panels. Scheduled for the week following the Board meeting.

As recommended by Mr. Carey on behalf of the Pool/Clubhouse Committee, Mr. Farlander moved to spend an amount not to exceed \$500 to All Plumbing to replace the older toilet in the remaining clubhouse restroom with the newer toilet from the removed restroom (from Reserve accounts). Mr. Miller seconded the motion; passed unanimously.

C. Pool Management

The Board tasked Mr. Bell to send offers from pool management companies to the Pool/Clubhouse Committee to obtain that Committee's recommendations for award.

D. Swing Sets

Mr. Bell reported that the swing sets posts have been secured; and that Virginia Playground has installed longer chains. The Board tasked Mr. Bell to obtain offers to replace all benches near the swing sets and elsewhere throughout Association property.

E. Curbs And Striping

The Board postponed consideration of proposals until the next meeting.

In the interim, Ms. Mikhail moved to spend an amount not to exceed \$1,200 to remove yellow paint from curb at the parallel parking bay at the head of the staircase from Shannons Landing Way to Hamilton Court and paint the curb yellow at the parking bay to its immediate north; and also paint gray several curbs for parking spaces that have yellow flakes but are acceptable as parallel parking spaces and paint a yellow curb for a space that is not acceptable. Ms. McCullough seconded the motion; passed unanimously.

IV. OTHER ISSUES

A. Draft Reserve Study

The Board tabled discussion of the study until the next meeting. Mr. Miller volunteered to reset the year-by-year forecast of expected reserve expenses once Sentry has updated its balance sheet to incorporate the transfer of funds from operating accounts to the Reserve Account approved in the February 2, 2021, Board meeting.

B. Enforcement Of Parking And Traffic Policies

Mr. Bell will obtain a name and phone number for contacting the police with respect to HOA issues; this will be posted on the Association web site.

The Board will consider inviting a representative of the Fairfax County police department to address the community at the next annual meeting.

C. Dogs

Mr. Bell sent an email blast plus a letter to residents (in addition to offsite lot owners) reminding all of Association and County requirements to leash dogs and pick up animal wastes

D. Clubhouse Rentals

Mr. Bell submitted a COVID rental release form.

E. AER Inspections

Mr. Bell reported that all significant violations found in the prior annual inspection have been corrected by lot owners.

Mr. Miller volunteered to separate violations to be handled by door hangers from those to be the focus of annual inspections.

F. Towing

At no cost, the towing company will patrol every night and twice a month sticker cars in violation of Association policies regarding the parking of cars without current licence plates or current inspection stickers; thanks to a member of the Board, ten cars were recently removed from Association property that had been in violation of those policies.

V. CLOSE

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