

**JULY 8, 2020 MEETING OF THE BOARD OF DIRECTORS NEWBERRY STATION
HOMEOWNERS ASSOCIATION, INC.**

I. Call To Order 7:00 PM

Board Attendees: Brandon Farlander
Michael Miller (via Zoom)
Susy M. Mikhail
Alana McCullough (via Zoom)

Pool/Clubhouse Committee Attendees:
Sean Carey
Samuel Mikhail

II. Minutes

Ms. Mikhail moved to accept the minutes of the July 1, 2020 Board meeting; Mr. Falander seconded. Passed unanimously.

III. Annual Meeting Postponement

In view of the continuing problems posed by the Pandemic in scheduling a safe place for the annual meeting and obtaining proxies door-to-door prior to the annual meeting, Ms. Mikhail moved to postpone the meeting to September 9, 2020. Mr. Miller seconded the motion, with an addendum that, given the postponement, the Board exercise its authority under Article V Section 6 of the Association By-Laws, to select Mr. Farlander to fill the vacancy left by the expiration of Mr. Farlander's term of the Board for the period that expires on the date of the annual meeting. Passed unanimously.

IV. Pool Vacuum Cleaner

The Board by unanimous consent had voted via email May 19-22, 2020 to approve the purchase of an electric vacuum cleaner for the pool at price not to exceed \$850. However, the price was understated. Mr. Farlander moved to raise the not-to-exceed price from \$850 to \$1,300. Passed unanimously.

V. Dead Maple Tree

Professional Grounds, Inc., had submitted an offer (44972) to cut flush a dead Maple tree to the right of right of 6920 Hamilton and elevate an Oak tree along the pool road behind Trestle; also grind stump of maple, removing grindings to grade. \$980.00 (from the line item for Common Area Tree Maintenance). Mr. Miller moves to accept the offer with the proviso that Professional Grounds, Inc. provides a quotation for grinding to grade the stumps behind 8262 Shannons Landing Way. Ms. Mikhail seconded; passed unanimously.

VI. Pool Opening

Mr. Farlander and the Pool Committee provided an update on progress in re-opening the pool under the Phase III Guidelines of the Commonwealth of Virginia.

Mr. Farlander reported that the Association had received proposals from three pool management contractors prior to the Pandemic; now only one -- Paradise Pools, the incumbent -- has staff sufficient to handle our pool. A representative of Paradise Pools will meet with Board members following the Board meeting. He reported further that the Board has drafted new pool rules and opened a dialogue with the Association's Attorney regarding these rules and the general issue of the Association's liability. The Pool Committee reported their efforts to devise an on-line reservation system and how the pool might be divided into sections so that every household using the pool maintain social distancing from other households. The Board pledged to use the Association web site and email blasts to keep the community apprised of developments.