

**December 7, 2022 Meeting  
Of The Board Of Directors  
Newberry Station Homeowners Association, Inc.**

**I. CALL TO ORDER 7:10 PM**

Board Attendees: Brandon Farlander  
Mario Alberto Rivera  
Michael Bauer  
Michael Miller

Management: Lisa Horton

Pool/Buildings Committee Co-Chair: Sean Carey

**II. MINUTES**

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

**III. CONTRACTS**

**A. ARBORIST**

In response to the solicitation from Ms. Horton, Professional Grounds submitted an offer (Job 51407) priced at \$7,352.50 to remove the following trees that had been earmarked by the arborist as hazardous:

#118-Leaning VA Pine by pool — Cut flush and leave in woods.

#121-Leaning Eastern White Pine on Pool Road leaning towards home with weight on one side — Cut flush and haul offsite and offsite; grind stump and rake grindings to grade.

#148-Hollow Very Large Eastern White Pine on Pool Road leaning towards home with weight on one side — Cut flush and haul offsite; grind stump and rake grindings to grade.

#102-Hollow/large Eastern White Pine behind 6913 Hamilton Court — Cut flush and haul offsite; grind stump and rake grindings to grade.

#132-Hollow Eastern White Pine behind 8200 Stationhouse — Cut flush; and haul offsite; grind stump and rake grindings to grade.

Also, grind stumps and rake grindings to grade for (a) #20- tree already removed by 6901 Hamilton Court and (b) the large pine tree that had fallen behind 6900 Trestle Ct.

Michael Bauer moved to accept the offer (to be funded out of Reserves). Mr. Farlander seconded the motion. Passed unanimously.

Ms. Horton will provide the Board by the January meeting with an RFP for the remaining work.

**B. REFORESTING THE RESOURCE PROTECTED AREA**

Mr. Miller will request a plan from Professional Grounds to reforest the area adjacent to Shannons Landing Way now covered by invasive vines for presentation to the County.

**C. REPAIRING CARPET IN CLUBHOUSE**

Ms. Horton will contact Home Depot to obtain repairs to the carpet under its warranty.

**D. PLUMBING**

The Board tasked Ms. Horton to contact one or more plumbers to investigate removal of the water heater under the sink in the clubhouse and instead tying the faucets to the water heater in the closet.

**IV. CLOSE**

Mr. Miller moved to close the meeting. Mr. Bauer seconded the motion. Passed unanimously.