

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

**I. CALL TO ORDER 7:13 PM**

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

Management: Lisa Horton

Pool/Buildings Committee Co-Chair: Sean Carey

**II. MINUTES**

Mr. Farlander moved to accept the minutes of the August 10, 2022 Board meeting. Mr. Bauer seconded the motion. Passed unanimously.

**III. CONTRACTS**

**A. SIGNS**

The Board again directed Mr. Farlander to forward the inventory of signs to Ms. Horton, including an additional “No Outlet” sign at the entrance to Shannons Landing Way.

**B. POOL/CLUBHOUSE CONTRACTS**

Mr. Carey will provide the Board with an inventory of pool supplies for next year.

Mr. Miller moved to authorize an amount not to exceed \$750 for a waterless water heater as a Reserve Item, to be purchased with the Association credit card. Mr. Bauer seconded the motion. Passed unanimously.

At the June 1, 2022, Board meeting, the Board had authorized purchases by Mr. Farlander of twelve table tops, two additional tables and bases for same, nine umbrellas, two cast iron umbrella bases, and eight chairs. Mr. Farlander reported that the Association has received the nine umbrellas but the rest of the items have yet to be delivered.

The Board tasked Ms. Horton to begin the search for a new pool management contractor for next year.

### **C. BOLLARDS**

The Board directed Ms. Horton to solicit offers for the Bollards independent of the contract for the asphalt trails and sidewalks using the specifications provided by the County.

### **D. ARBORIST**

The Board directed Ms. Horton to prepare an RFP conveying the findings of the arborist report to would-be offerors and requesting unit pricing for all work recommended in the report, including separate prices for the specified (a) tree removal (b) pest treatments, (c) fertilizing, (d) Cambistat application and (e) pruning.

### **E. SNOW REMOVAL**

The Miller moved to accept the offer from Professional Grounds, Inc. Mr. Bauer seconded the motion. Passed unanimously.

### **F. SOLAR LIGHTS**

Mr. Bauer volunteered to research solar lights to illuminate the asphalt trail from Shannons Landing Way to the Clubhouse and other trails as well.

### **IV. TREE WORK**

Pursuant to a request by the Landscaping Committee, Professional Grounds, Inc., had submitted proposal 50933 for \$ 2,846.73 to cut back/remove numerous trees/vines on the "Visitor Parking" slope across from 8200-8216 Stationhouse, leaving the ivy and mature/desirable trees. The contractor will go far up the slope essentially making this slope look like the Newington Road side. All debris will be hauled offsite. Vines growing in the trees will be cut as high as can be reached.

Mr. Miller moved acceptance of this proposal. Mr. Bauer seconded the motion. Passed unanimously. The Board tasked Mr. Miller to contact Supervisor Storck to request that the County removed invasive vines from trees on County property across Newington Road from Association property.

### **V. ANNUAL INSPECTION**

Ms. Horton reported that annual inspections are underway and should be completed by the end of next week.

### **VI. CLOSE**

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