

NEWBERRY STATION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

January 9, 2019

I. Call to Order

A. The meeting was called to order at 7:07 PM.

B. Roster

Board Attendees	Brandon Farlander
	Michael Miller
	Mark Dalton
Management	Birgit Burton

II. Approval Of Minutes

Mr. Dalton moved to approve the minutes of the November 7 and November 12, 2018 meetings; Mr. Farlander seconded. Approved unanimously.

III. Contracts

A. Retaining Wall Contracts

The construction entrance is done; the second contract for actually working on the retaining walls is on hold awaiting permits. The Board contacted Mr. Budnik by phone, who suggested that upwards of \$10,000 could be saved by obtaining free help from a retaining wall contractor. Afterwards, the Board tasked Ms. Burton to tell Mr. Budnik that, on further consideration and given the Board's concern that we not make enemies of the two homeowners in Raceway Farms whose land borders the Ona Drive construction entrance, the Board would prefer that Mr. Budnik proceed to obtain the permits at the earliest possible date.

B. Asphalt Repaving

The Board tasked Ms. Burton to reconfirm the price offered by Brother's Paving and determine whether that contractor can initiate work without a preconstruction meeting with Mr. Budnik based on the specifications in the contract.

C. Street Light Poles

The Board tasked Ms. Burton to solicit offers to paint the poles (protecting the identifying plate) and seal cracks in the concrete poles (concrete not to be painted).

IV. Hearings

A. Payment Hearings

Ms. Burton will send certified letters to lot owners who are more than three months in arrears, summoning them to hearings for the February 6, 2019, Board Meeting.

B. AER Violations Hearings

Ms. Burton will send certified letters to lot owners who are still in violation of architectural and environmental regulations, summoning them to hearings for the March 6, 2019, Board Meeting.

V. Closing

Mr. Miller moved to close the meeting; Mr. Simcic seconded. Approved unanimously.