

NEWBERRY STATION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

January 5, 2010

I. Call to Order

A. The meeting was called to order at 7:30

B. Roster

Board Attendees Brandon Farlander
 Michael Miller
 Todd Austin
 Mark Sajbel
 John Saulsbery

Management Brian Cramp, Community Manager

II. Approval Of Minutes

Mark Sajbel moved to approve the December minutes; John Saulsbery seconded. Approved unanimously.

III. Loan And Road Construction

Mr. Cramp has withheld the last check to Commonwealth Paving, Inc, in an amount round about \$52,000, pending final determination of the punch list — a page and a half of fairly minor fixes. Mr. Cramp conveyed a recommendation from GJB Engineering Inc., which prepared the punch list, that 5% of the final contract price be withheld until all items on the punch list have been completed (which cannot occur until weather permits).

Mark Sajbel moved to accept the recommendation of GJB Engineering Inc.; Michael Miller seconded. Approved unanimously.

III. Pool Contract

Continental Pools, Incorporated, is in line for award. Mr. Miller asked that award be withheld until a preaward meeting can be scheduled with K.R. Jenkins and Continental, to ensure that there is no question about who does what. Mr. Miller volunteered to contact Mr. Jenkins to arrange the meeting.

IV. Tree Removal

The Board has received an offer from Mitchell Tree Service of \$250 to trim a tree overhanging 8360 Stationhouse Ct. The Board approved this offer and also asked Mr. Cramp to solicit a quote for trimming trees that block the light of a streetlight on Ona Drive.

V. Towing

Mr. Cramp reported that A-1 Towing has agreed to issue warnings 72 hours prior to towing for expired tags and inspection stickers.

VI. 8355 Stationhouse Court

The owner requested retroactive approval of a storm door and rear shed. Mr. Cramp has inspected both and reports that both meet Newberry Station standards for same. Michael Miller moved to approve the request; Todd Austin seconded. Approved unanimously.