

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **January 18, 2005**
5

6 A meeting of the Board of Directors was convened at the Wellington Community Center,
7 located at 9700 Wellington Road, Manassas, VA, 20110.
8

9 **PRESENT**

10 Board Members: Stephanie Shoram, President; Dee Kuwalik, Vice President; Bob
11 Ferguson, Secretary/Treasurer; Andrew Lopez, Director; Bob Porch, Director; Rick
12 Ritner, Director; and Mike Wittlinger, Director. Legum and Norman staff: Martha
13 Kaczmarczyk, Community Manager; Renee Thompson, General Manager; and Kathleen
14 Thomas, Assistant General Manager.
15

16 **CALL TO ORDER**

17 Stephanie Shoram called the meeting to order at 7:00 p.m.
18

19 **MEMBERS ABSENT**

20 No members were absent.
21

22 **OPEN FORUM**

- 23 • A resident was present to address the Board regarding ice on Magnolia Grove
24 Drive.
25 • Andrea Morisi was present to discuss the renewal of the Swim Team contract and
26 offered several options for allowing the Swim Team the use of a storage shed.
27 • Officer Gavin Young was present to observe the board meeting.
28

29 **COVENANTS APPEAL- DESIGN REVIEW APPLICATIONS #04-042 AND #04-**
30 **043**

31 Management gave a brief history of the events leading to the appeal of these applications.
32 Mike Wittlinger stated his position and requested approval of the applications. He also
33 stated that if the applications are not approved, he may consider legal action. The Board
34 then asked questions. Mike Wittlinger made closing statements reiterating his request for
35 approval. Stephanie Shoram stated that the applications would be discussed in Executive
36 Session.
37

38 **EXCLUSION FROM EXECUTIVE SESSION**

39 Stephanie Shoram MOVED to dismiss Mike Wittlinger and Bob Porch from the
40 Executive Session that discusses Design Review Applications #04-142 and #04-143.
41 The motion was SECONDED by Dee Kuwalik. Discussion followed. The motion was
42 APPROVED with a vote of 4-1, Andrew Lopez opposing and Mike Wittlinger and Bob
43 Porch abstaining.
44
45
46

1 **COVENANTS COMMITTEE REPORT AND MINUTES**

2 Bob Porch stated that, in the November Covenants Committee minutes, the project
3 description was incorrect for application #04-143. The description should have read
4 “statue”, rather than “rear landscaping”.

5
6 **APPOINTMENT OF COVENANTS COMMITTEE LIAISON**

7 Andrew Lopez, Bob Porch and Mike Wittlinger volunteered to act as liaison to the
8 Covenants Committee. After a vote was taken , Dee Kuwalik MOVED to approve the
9 appointment of Bob Porch as the Covenants Committee Liaison. The motion was
10 SECONDED by Rick Ritner. Discussion followed. The motion was APPROVED with a
11 vote of 5-2, Mike Wittlinger and Andrew Lopez opposing.

12
13 **BOARD MEETING MINUTES OCTOBER 19, 2004**

14 Dee Kuwalik MOVED to approve the minutes from the October 19, 2004 Board meeting.
15 The motion was SECONDED by Stephanie Shoram. Discussion followed. Dee Kuwalik
16 requested that the following changes be made: On page 2, line 32, that the last sentence
17 be changed to “It is not a statue, but a widow’s walk that was installed by the builder.”
18 The amended minutes were APPROVED unanimously.

19
20 **MANAGEMENT REPORT**

21 Bob Ferguson inquired about the Georgetown South fence. Staff distributed copies of a
22 different type of fencing as a possible alternative to chain link. The Board asked staff to
23 research the cost. Bob also asked about basketball court hours.

24
25 **FINANCIAL REPORT**

26 Bob Ferguson inquired about the amount of delinquencies. Bob Porch inquired if there
27 was a finance committee in place.

28
29 **COMMUNITY COORDINATOR REPORT**

30 Bob Porch requested a copy of the additional report. Dee Kuwalik inquired about
31 enforcement. Bob Porch inquired about results of violation letters. Staff responded that
32 the report provided at this meeting only covered the past 45 days.

33
34 **PRESENTATION- D&D, INC.**

35 Greg Walker presented information regarding fiber cement siding for the community
36 center and pavilion.

37
38 **SIGN REPAIR/REPLACEMENT**

39 Dee Kuwalik MOVED to approve the expenditure of \$3,700 for the replacement of the
40 bulletin sign in the community by Shane Signs. The motion was SECONDED by Rick
41 Ritner. Discussion followed. Dee Kuwalik then amended the motion to approve the
42 expenditure of \$3,700 for the replacement of the bulletin sign in the community by Shane
43 Signs pending examination of the area to determine if lighting is installed in the existing
44 sign. If wiring is not present, the proposed sign is acceptable. If wiring is present, staff
45 will research prices on lit signs. The AMENDED motion was approved unanimously.

46

1 **COMMUNITY CENTER AND PAVILION ROOF REPAIR**

2 Dee Kuwalik MOVED to approve the repair of the community center and pavilion roofs,
3 by Gregory Construction Company, Inc., at a cost of \$14,835. The motion was
4 SECONDED by Bob Ferguson. Discussion followed. Dee Kuwalik MOVED to table the
5 motion until further research has been conducted. The motion to table was SECONDED
6 by Andrew Lopez, and APPROVED unanimously.

7
8 **POOL SLIDE**

9 Dee Kuwalik MOVED to approve the repair of the pool slide at a cost of \$16,880.00
10 The motion was SECONDED by Rick Ritner. Discussion followed. Dee Kuwalik
11 amended the motion to approve the repair of the pool slide at a cost of \$16,880.00
12 pending research into Natural Structures' company officers to ensure there is no
13 connection to AST (previous slide manufacturer). The AMENDED motion was
14 APPROVED with a vote of 6-1, Dee Kuwalik opposing.

15
16 **2004 AUDIT**

17 Dee Kuwalik MOVED to approve Ahlberg & Co. to conduct the 2004 audit. The motion
18 was SECONDED by Bob Ferguson. Discussion followed. The motion was APPROVED
19 unanimously.

20
21 **TOWING REFUND REQUEST**

22 Dee Kuwalik MOVED to approve the towing reimbursement of \$205. Due to lack of
23 SECOND, the motion FAILED.

24
25 **ENTER EXECUTIVE SESSION**

26 Stephanie Shoram MOVED to enter executive session at 9:22 p.m. to discuss Design
27 Review Applications #04-142 and #04-143. The motion was SECONDED by Bob
28 Ferguson and approved unanimously.

29
30 **EXIT EXECUTIVE SESSION**

31 Dee Kuwalik moved to exit executive session at 9:47 p.m. The motion was SECONDED
32 by Bob Ferguson and APPROVED unanimously.

33
34 **DESIGN REVIEW APPLICATIONS #04-142 AND #04-143 APPEALS**

35 Dee Kuwalik MOVED to uphold the Covenants Committee decision regarding Design
36 Review Applications #04-142 and #04-143. The motion was SECONDED by
37 Andrew Lopez and APPROVED with a vote of 5-0, Mike Wittlinger and Bob Porch were
38 not present.

39
40 **ENTER EXECUTIVE SESSION**

41 Stephanie Shoram MOVED to enter executive session at 9:50 p.m. to discuss a personnel
42 issue. The motion was SECONDED by Bob Ferguson and approved unanimously.

43
44 **EXIT EXECUTIVE SESSION**

45 Dee Kuwalik moved to exit executive session at 10:20 p.m. The motion was
46 SECONDED by Andrew Lopez and APPROVED unanimously.

1 **MAINTENANCE PERSONNEL BONUS**

2 Stephanie Shoram MOVED to approve a \$250 bonus for the maintenance position. The
3 motion was SECONDED by Dee Kuwalik. The motion was APPROVED with a vote of
4 4-1, Andrew Lopez opposing, and Bob Porch and Mike Wittlinger abstaining.

5
6 **DIRECTOR'S FORUM**

7 Andrew Lopez discussed the proposed development for the property next to the
8 Wellington Station shopping center. He requested this matter be put on the February
9 agenda. He also requested an appraiser be sought to assess the impact of the
10 development.

11
12 Bob Porch stated that the Covenants Committee needed members.

13
14 Mike Wittlinger requested that street lighting and the Flanagan Court street closing be put
15 on the February agenda.

16
17 Dee Kuwalik requested that board members speak to each other with professionalism and
18 respect.

19
20 **ADJOURN**

21 Stephanie Shoram MOVED to adjourn at 10:45 p.m. The motion was SECONDED by
22 Andrew Lopez and APPROVED unanimously.

23
24 **Respectfully Submitted,**

25
26 _____
27 Bob Ferguson
28 Secretary/Treasurer

_____ Date