

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **March 15, 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 and Rick
12 Ritner, Director. Legum and Norman staff: Martha Kaczmarskyj, Community Manager;
13 Renee Thompson, General Manager; and Kathleen Thomas, Assistant General Manager.
14

15 **CALL TO ORDER**

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

18 **MEMBERS ABSENT**

19 Mike Wittlinger was absent.
20

21 **OPEN FORUM**

- 22 • A resident was present to address the Board regarding starting a community
23 mother's group.
- 24 • A resident was present to discuss concerns regarding commercial vehicle traffic
25 and the street light assessment that was being proposed.
- 26 • Officer Plum from the MCPD was present to observe the board meeting.
- 27 • Cindy West and Laura Fitzgerald were present, as they had volunteered to serve
28 on the Covenants Committee.
29

30 **APPROVAL OF APPLICATION**

31 Dee Kuwalik MOVED to grant approval of Design Review Application #05-04 for a
32 bench located at 10934 Thistlewood Court. The motion FAILED due to lack of a
33 SECOND.
34

35 **COMMITTEE REPORTS**

36 There were no comments regarding the Covenants Committee Minutes.
37

38 **APPOINTMENT TO COVENANTS COMMITTEE**

39 Bob Porch MOVED to appoint Laura Fitzgerald, Cindy West, Adil Godrej, and John
40 Rosko to the Covenants Committee. The motion was SECONDED by Bob Ferguson.
41 Discussion followed. The motion was then amended to appoint Laura Fitzgerald, Cindy
42 West, Adil Godrej, and John Rosko to the Covenants Committee, for a term of one year.
43 The amended motion was APPROVED unanimously.
44
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46

1 **BOARD MEETING MINUTES – FEBRUARY 15, 2005**

2 Dee Kuwalik MOVED to approve the minutes from the February 15, 2005 Board
3 meeting. The motion was SECONDED by Bob Ferguson. Discussion followed.

4
5 Bob Porch MOVED to omit the Director’s Forum comments from the February 15, 2005
6 Board Meeting Minutes. The motion was SECONDED by Bob Ferguson, and
7 APPROVED with a vote of 3-2-1, Andrew Lopez and Dee Kuwalik opposing and
8 Stephanie Shoram abstaining.

9
10 Bob Ferguson MOVED to exclude the Director’s Forum comments from all minutes.
11 The motion was SECONDED by Bob Porch and APPROVED with a vote of 4-2,
12 Andrew Lopez and Dee Kuwalik opposing.

13
14 The amended minutes, which exclude the Director’s Forum, were APPROVED with a
15 vote of 5-1, Andrew Lopez opposing.

16
17 **MANAGEMENT REPORT**

18 Stephanie Shoram and Bob Ferguson inquired about more police presence. Officer Plum
19 stated that, to his knowledge, there has not been a significant increase in crime in the
20 townhome areas.

21
22 Renee Thompson asked the Board for guidance regarding a homeowner’s suggestion to
23 post signs prohibiting construction traffic. Martha Kaczmarczyk will check with legal
24 concerning the possibility of establishing a “carpool stop” in an effort to lessen
25 construction vehicle traffic, and will also check with legal to see if signage that would
26 limit construction traffic would be permissible.

27
28 Bob Ferguson inquired as to which schools receive the scholarship information. It was
29 determined that scholarship information should go out to all City of Manassas and Prince
30 William County schools.

31
32 **FINANCIAL REPORT**

33 There were no comments regarding the financial report.

34
35 **SECURITY**

36 Dee Kuwalik stated that she is not in favor of security, therefore, did not submit input.

37
38 Bob Porch stated that he had a correction to his input, that hiring the Manassas City
39 Police would not be a viable solution, because part of Wellington is in the County.

40
41 Stephanie Shoram stated that she had responded to Bob Porch, to see if he would draft a
42 letter to the City Police. Bob Porch presented a draft letter to the Board, for their input
43 and approval.

1 **CHANGE IN ATTENDANCE**

2 Mike Wittlinger arrived at 9:00

3
4 **SWIM TEAM AGREEMENT**

5 Dee Kuwalik MOVED to approve the Swim Team agreement for the 2005-2010 seasons.
6 The motion was SECONDED by Bob Ferguson. Discussion followed. The motion was
7 APPROVED pending legal opinion regarding verbiage requests by WST, and the
8 following corrections to the contract: date of WST end of season clean out will be
9 August 10; under Storage, the following will be added: If items are not removed within
10 15 calendar days, a letter will be sent to the liaison, informing WST to remove the items,
11 and also advising that, if the equipment is not removed, the equipment will be removed
12 and disposed of in 3 calendar days of receipt of this letter; and legal opinion regarding
13 conflict remediation prior to contract termination. The motion was APPROVED with a
14 vote of 5-1-1, Andrew Lopez opposing and Mike Wittlinger abstaining.

15
16 **COMMUNITY CENTER AND PAVILION ROOF REPAIR**

17 Dee Kuwalik MOVED to approve the repair of the community center and pavilion roofs
18 by Gregory Construction Company, Inc., at a cost of \$15,385. The motion was
19 SECONDED by Bob Ferguson. Discussion followed. The motion was DISAPPROVED
20 unanimously. The Board asked staff to solicit bids for asphalt and plastic/fiberglass
21 shingles.

22
23 **EIFS REPAIR**

24 Dee Kuwalik MOVED approve the replacement of the EIFS (Exterior Insulated Finish
25 System) siding by D&D, at a cost of \$64,840. The motion was SECONDED by
26 Stephanie Shoram. Discussion followed. The motion was APPROVED unanimously,
27 pending the signing of a contract with a condition of a \$200 per day penalty to D&D for
28 each day past the agreed upon completion date. The Board President will execute the
29 contract.

30
31 **WATER SUPPLY CONTROL VALVES**

32 Dee Kuwalik MOVED to approve replacement of the valve system due to aging and
33 corrosion, at a cost of \$2,500. The motion was SECONDED by Bob Ferguson.
34 Discussion followed. The motion was APPROVED unanimously.

35
36 **ENTER EXECUTIVE SESSION**

37 Bob Porch MOVED to enter executive session at 9:30 p.m. to discuss two legal issues.
38 The motion was SECONDED by Bob Ferguson and APPROVED unanimously.

39
40 **EXIT EXECUTIVE SESSION**

41 Bob Porch MOVED to exit executive session at 9:55. The motion was SECONDED by
42 Bob Ferguson. The motion was APPROVED unanimously.

43
44 **PORTABLE GUARD STAND**

45 Stephanie Shoram MOVED to rescind the previous motion regarding the portable guard
46 stand at the February 15 board meeting and to approve the purchase of the stand at a cost

1 not to exceed \$1,900.00. The motion was SECONDED by Rick Ritner and was
2 APPROVED unanimously.

3

4 **ATTORNEY FEE WAIVER**

5 Dee Kuwalik MOVED to approve the request to waive attorney fees in the amount of
6 \$109.42. The motion was SECONDED by Bob Ferguson and APPROVED
7 unanimously.

8

9 **LEGAL ISSUE #2 -LITIGATION**

10 Dee Kuwalik MOVED to proceed with litigation regarding covenants violations. The
11 motion was SECONDED by Bob Porch and APPROVED unanimously.

12

13 **ADJOURN**

14 Andrew Lopez MOVED to adjourn at 10:15 pm. The motion was SECONDED by Bob
15 Porch and APPROVED unanimously.

16

17 **Respectfully Submitted,**

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19

20 _____
21 Bob Ferguson
22 Secretary/Treasurer

_____ Date

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