

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **June 21, 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: Dee Kuwalik, Vice President; Bob Porch, Director; Mike Wittlinger,
11 Director; Andrew Lopez, Director; and Rick Ritner, Director. Legum and Norman staff:
12 Martha Kaczmarczyk, Community Manager; Renee Thompson, General Manager; and
13 Kathleen Thomas, Assistant General Manager.
14

15 **CALL TO ORDER**

16 Dee Kuwalik called the meeting to order at 7:05 p.m.
17

18 **MEMBERS ABSENT**

19 Stephanie Shoram and Bob Ferguson were absent.
20

21 **RESIDENT FORUM**

- 22 • Many residents were present to address the board regarding the lifeguards for the
23 swim team, and the shed. A resident stated that the first shed was originally built
24 for the purpose of storing the lane lines for the swim team, in addition to storage
25 of community property. She also stated that lifeguards are not part of the contract
26 between Wellington and the swim team. Lastly, she stated that the lifeguards
27 have not been addressing foul language being used at the pool and that there were
28 kids hanging on the basketball rim and the guards did not stop them. There were
29 also complaints regarding the cleanliness of the restroom, lack of supplies in the
30 restroom, a dog was in a carrier at the pool, and someone was injured on the slide
31 and it wasn't closed.
- 32 • A resident was present to address the board regarding his towing refund request.
- 33 • A resident was present to request that the board consider putting an article in the
34 newsletter regarding overcrowding. He also requested that a letter be sent to the
35 City of Manassas regarding minimizing litter to ponds and streams. The board
36 received a copy of the letter, and he requested that the letter be put on the July
37 agenda. He also stated that the Neighborhood Watch meeting went well.
- 38 • A resident was present to notify the board that the landscape contractor was
39 mowing a portion of her yard.
- 40 • A resident was present to address the board regarding the drainage on Magnolia
41 Grove Drive, stating that additional erosion material was promised for the
42 hillside, and a retaining wall appeared to be the obvious solution.
- 43 • A resident was present to address the board regarding her email about self-
44 dealing. She also stated that the newsletter article regarding the swim team shed
45 was deceiving, and requested a copy of the minutes.

- 1 • A resident was present to address the board regarding activity at the half court.
- 2 • Officer Plum, from the MCPD was present to observe the board meeting. He
- 3 responded to questions from residents and board members.

4 5 **APPEAL – DESIGN REVIEW APPLICATION #05-66**

6 Mr. Balsamo addressed the board regarding his appeal for a bench in his front yard. He
7 passed out a petition showing that his neighbors do not mind the bench in his front yard.
8 Board members then asked questions. The board advised the resident that the application
9 will be discussed in executive session.

10 11 **SWIM TEAM**

- 12 • Shed – the shed delivery was delayed, but will be put in on Wednesday, June 22,
13 at 10 a.m. The Board agreed to close the pool until 2 p.m. until the shed could be
14 completed. Swim team members shared their disappointment with the Board, for
15 not notifying them earlier that the pool would have to be closed for construction.
- 16 • Lifeguards – Staff stated that it is an insurance requirement to have a lifeguard in
17 the chair at any time the pool is open. The swim team representatives stated that
18 the lifeguards were not a part of the contract, and that Virginia Pool lifeguard
19 costs were expensive. The board agreed to split the costs of the lifeguards until
20 July 1. At that time, the swim team will employ their own guard at their expense.
21 If a swim team member is going to be the guard, he/she will need to be in the
22 chair when swimmers are in the water, and will need to provide a certificate
23 showing they are certified.

24 25 **APPEAL – DESIGN REVIEW APPLICATION #05-13**

26 Andrew Lopez MOVED to grant approval to Design Review Application #05-13 for a
27 color change for shutters and front door, located at 9170 Pristine Court. The motion was
28 SECONDED by Bob Porch. Discussion followed. The motion was TABLED until the
29 July meeting.

30 31 **COVENANTS COMMITTEE REPORT AND MINUTES**

32 Adil Godrej reported to the board that a committee member has resigned. The committee
33 continues to make progress in their review of the architectural guidelines. Board
34 members asked questions regarding applications that had been approved, as well as the
35 turnover on the committee.

36 37 **COVENANTS COMMITTEE APPOINTMENT**

38 Andrew Lopez MOVED to approve the appointment of Marilyn Pratt and Jalon
39 Zimmerman to the Covenants Committee. The motion was SECONDED by Rick Ritner
40 and APPROVED unanimously.

41 42 **BOARD MEETING MINUTES – MAY 17, 2005**

43 Andrew Lopez MOVED to approve the minutes from the May 17, 2005 Board meeting.
44 The motion was SECONDED by Bob Porch. Discussion followed. The minutes were
45 then amended to state that on page 2, under the Swim Team Shed heading, the following
46 correction be made: “Dee Kuwalik MOVED to approve a request by the Swim Team, to

1 purchase an additional shed for community use, to include swim team equipment. The
2 motion was SECONDED by Bob Porch. Discussion followed. Stephanie Shoram
3 MOVED to amend the motion to approve a request by the swim team to purchase an
4 additional shed for community use, to include swim team equipment. The shed shall be
5 10 feet by 12 feet and located on the pool deck by the pavilion, per the sketch submitted
6 at the meeting by the swim team. The shed shall be painted to match the siding of the
7 pavilion. The Association will provide roofing. The amended motion was SECONDED
8 by Andrew Lopez and was APPROVED unanimously.” The amended minutes were then
9 APPROVED unanimously.

10 11 **MANAGEMENT REPORT**

- 12 • Renee Thompson asked for board approval regarding replacement of the hair and
13 lint strainer. Rick Ritner MOVED to purchase a new hair and lint strainer at a
14 cost of 1958.00. The motion was SECONDED by Bob Porch and APPROVED
15 unanimously.
- 16 • Mike Wittlinger MOVED to approve the \$200 expenditure to appeal to the City
17 of Manassas regarding the closure of Flanagan Court. The motion was
18 SECONDED by Rick Ritner and APPROVED unanimously.
- 19 • Bob Porch inquires as to the status of the office computers. Staff stated that they
20 had been in contact with Dell, and they are fine at this time.
- 21 • The Board opted not to grant a non-resident member request to be given pool
22 access because they are located on Clover Hill Court, directly behind the pool.

23 24 **FINANCIAL REPORT**

25 Bob Porch inquired if residents don't pay their assessments, are they allowed to submit a
26 Design Review Application. The Board asked staff to review this with the Covenants
27 Committee, and to obtain a legal opinion on this matter.

28 29 **SELF-DEALING – DISCUSSION ITEM**

30 The Board discussed a resident concern regarding self dealing. The Board stated that
31 they do not have a problem with board members bidding on a project as long as the board
32 member submits their bid at the same time as the other bidders, and the board member
33 recuses themselves from any action that pertains to that contract.

34 35 **SCHOLARSHIP – DISCUSSION ITEM**

36 Dee Kuwalik suggested that sitting Board members' children should not be eligible to
37 participate in the scholarship program. Rick Ritner disagreed with Dee's suggestion,
38 asking why should children of Wellington board members be ineligible for the
39 scholarship as these children donate many community hours to Wellington. Do not
40 penalize these children from being considered for the scholarship just because their
41 parent is a member of the Wellington board as the scholarship winner should be based on
42 their merit such as their grades and community involvement. This issue shall need to be
43 discussed further and will be placed on the August or September agenda.

44 45 **TOWING REFUND REQUEST**

1 Andrew Lopez MOVED to approve the towing reimbursement of \$205 and repair cost of
2 \$457.50. The motion FAILED due to lack of a SECOND.

3
4 **POLICY RESOLUTION #14 IN HOME BUSINESSES**

5 Andrew Lopez MOVED to approve Policy Resolution #14 regarding in-home businesses.
6 The motion was SECONDED by Bob Porch. Discussion followed. The motion was then
7 tabled until the July meeting, to obtain board member input.

8 **ENTER EXECUTIVE SESSION**

9 Andrew Lopez MOVED to enter executive session at 9:47 pm to discuss a fee waiver,
10 uncollectible funds, Design Review Application #05-66, and a legal issue. The motion
11 was SECONDED by Mike Wittlinger and APPROVED unanimously.

12
13 **EXIT EXECUTIVE SESSION**

14 Rick Ritner MOVED to exit executive session at 9:55 pm. The motion was SECONDED
15 by Mike Wittlinger and APPROVED unanimously.

16
17 **APPEAL - DESIGN REVIEW APPLICATION #05-66**

18 Andrew Lopez MOVED to grant approval to Design Review Application #05-66 for a
19 bench located at 9517 Vinnia Court. The motion was SECONDED by Mike Wittlinger.
20 The motion FAILED with a vote of 1-4, Mike Wittlinger approving.

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22 **CHANGE IN ATTENDANCE**

23 Rick Ritner left the meeting at 9:55 pm.

24
25 **ENTER EXECUTIVE SESSION**

26 Andrew Lopez MOVED to enter executive session at 9:57 pm to discuss a fee waiver,
27 uncollectible funds, and a legal issue. The motion was SECONDED by Bob Porch and
28 APPROVED unanimously.

29
30 **EXIT EXECUTIVE SESSION**

31 Andrew Lopez MOVED to exit executive session at 10:10 p.m. The motion was
32 SECONDED by Bob Porch and APPROVED unanimously.

33
34 **ADJOURN**

35 Dee Kuwalik MOVED to adjourn at 10:10 pm. The motion was SECONDED by Bob
36 Porch and APPROVED unanimously.

37
38 **Respectfully Submitted,**

39
40 _____
41 Bob Ferguson
42 Secretary/Treasurer

43 _____
44 Date