

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **August 16, 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; Bob Porch, Director; and Mike Wittlinger, Director.
12 Legum and Norman staff: Martha Kaczmarczyk, Community Manager; Renee Thompson,
13 General Manager; and Lisa Denton, Assistant General Manager.
14

15 **CALL TO ORDER**

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

18 **MEMBERS ABSENT**

19 Rick Ritner and Andrew Lopez were absent.
20

21 **RESIDENT FORUM**

- 22 • A resident was present to address the Board regarding unleashed dogs, children
23 trespassing in his yard, and kids playing in common area near his home.
- 24 • A resident was present to discuss the Caladium Drive parking petition.
25

26 **COVENANTS COMMITTEE REPORT AND MINUTES**

27 Adil Godrej, Covenants Committee Chairperson, gave the Board an overview of the last
28 Covenants Committee meeting, and said that the committee is working on the guidelines
29 and hopes to have them completed within the next two months.
30

31 **BOARD MEETING MINUTES – JULY 19, 2005**

32 Bob Ferguson MOVED to approve the minutes from the July 19, 2005 Board meeting.
33 The motion was SECONDED by Dee Kuwalik and APPROVED unanimously.
34

35 **MANAGEMENT REPORT**

- 36 • Staff inquired if the Board wanted an attorney and/or a board member present for
37 the appeal to the City of Manassas Zoning Administrator, regarding the closure of
38 Flanagan Court. The Board asked that an attorney be present, and Mike
39 Wittlinger volunteered to attend, as well.
- 40 • Dee Kuwalik inquired about the pool pavilion window being open. The Board
41 asked that screws be placed in the window to prevent anyone from climbing
42 through it. The Board also agreed to screen the window.
- 43 • Bob Ferguson inquired if there were any additional problems at the pool with
44 police or with the pump. Staff said that there was the one incident with a resident
45 and there have been no further problems with the pump that have been reported.

1 He also asked if the pump needed to be replaced. Staff said it should be budgeted
2 for in 2006.

- 3 • The Board agreed to have the dumpster moved to a different parking space.
- 4 • The Board asked that a letter of thanks be sent to Russ Graham, of the City of
5 Manassas, for his assistance in resolving the asphalt trail issue.
- 6 • The Board asked that the fence around the Strawflower pond be removed by the
7 fence company, to ensure that it is done quickly.
- 8 • Bob Ferguson inquired about the sprinkler system. Staff stated that the system
9 had been reset and are awaiting pricing to make appropriate repairs.
- 10 • The Board asked that staff look into fencing around the dry pond. Mike
11 Wittlinger did not agree that it was an emergency situation. Staff explained that
12 the pond had at least 10 feet of water in it, and it posed a liability hazard to the
13 association.
- 14 • The Board asked that staff try to form an ad hoc grounds group to address resident
15 inquires regarding new plantings. The Board also asked that staff put money in
16 the 2006 budget for planting projects.

17 18 **FINANCIAL REPORT**

19 Dee Kuwalik asked what the \$16,136.80 expenditure was for regarding pool repairs.
20 Staff stated that it was for replacement of the slide.

21 22 **MAGNOLIA GROVE DRIVE DRAINAGE**

23 Bob Ferguson MOVED to approve the proposal from Rasco, Inc., to implement Task 1 of
24 their proposal – Development of Conceptual Design Alternatives, to examine alternatives
25 for correcting the problem areas. The motion was SECONDED by Dee Kuwalik.
26 Discussion followed. The motion was APPROVED unanimously.

27 28 **CALADIUM DRIVE PARKING PETITION**

29 Bob Ferguson MOVED to approve the Caladium Drive parking plan, which allows two
30 parking spaces for each townhome without a driveway, and the remaining spaces to be
31 marked ‘visitor’. Bob Porch SECONDED the motion. Discussion followed. Bob
32 Ferguson then made a friendly amendment to approve the Caladium Drive parking plan,
33 which allows one reserved parking space per home and one reserved hang tag per home,
34 pending review of the plan by legal. The amended motion was APPROVED
35 unanimously.

36 37 **COMMUNITY CENTER ENTRANCE SIGNS**

38 Bob Ferguson MOVED to approve the proposal from Valley Crest, for \$2,475, to power
39 wash and improve plantings at the front and rear entrance signs to the community center
40 parking lot. The motion was SECONDED by Dee Kuwalik. Discussion followed. The
41 motion was APPROVED unanimously.

42 43 **OFFICE CHAIRS**

44 Bob Ferguson MOVED to approve the purchase of two office chairs, at a cost not to
45 exceed \$450. The motion was SECONDED by Dee Kuwalik. Discussion followed. The
46 motion was APPROVED unanimously.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

PROXY CARD

Bob Ferguson MOVED to make the following changes to the proxy card. The motion was TABLED until the September meeting to obtain more information.

COMMERCIAL VEHICLE TRAFFIC ENFORCEMENT – DISCUSSION ITEM

Mike Wittlinger MOVED to hire Manassas police to patrol the Wellington area to enforce no thru traffic and any other traffic laws during a period of six hours a day to be split three days a week, with the times to be non-consistent, at an estimated cost of \$9,800. The motion was SECONDED by Dee Kuwalik. Discussion followed. The motion FAILED with a vote of 1-4, Mike Wittlinger in favor.

COPIER/PRINTER

Bob Porch suggested that the association purchase a color laserjet printer/copier to allow staff to print color pictures. Discussion followed. The board agreed to put an amount in the 2006 budget, to allow for purchase of this type of equipment.

ENTER EXECUTIVE SESSION

Bob Ferguson MOVED to enter executive session at 8:28 pm to discuss a personnel issue. The motion was SECONDED by Bob Porch and APPROVED unanimously.

EXIT EXECUTIVE SESSION

Bob Ferguson MOVED to exit executive session at 8:59 pm. The motion was SECONDED by Dee Kuwalik and APPROVED unanimously.

ADJOURN

Bob Ferguson MOVED to adjourn at 9:00 pm. The motion was SECONDED by Bob Porch and APPROVED unanimously.

Respectfully Submitted,

Bob Ferguson
Secretary/Treasurer

Date