

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **September 20, 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; Rick Ritner,
11 Director; and Andrew Lopez, Director. Legum and Norman staff: Martha Kaczmarskyj,
12 Community Manager; and Lisa Denton, Assistant General Manager.
13

14 **CALL TO ORDER**

15 Dee called the meeting to order at 7:00 p.m.
16

17 **MEMBERS ABSENT**

18 Bob Ferguson, Mike Wittlinger and Stephanie Shoram were absent.
19

20 **RESIDENT FORUM**

- 21 • A resident was present from Felicia Court to address his concerns about the tot lot
22 that had been torn down. He is seeking the Board's help to repair the broken
23 fence and to remove the bench to prohibit teenagers from congregating and
24 starting trouble.
25 • Two residents that reside on Garst Drive were present to address their concerns
26 with the parking issue. One of the neighboring homes has several vehicles that
27 block the streets and make it difficult for them to use their driveway safely. They
28 are seeking the Board's help to resolve this issue.
29 • An owner from Magnolia Grove Drive was present to address the drainage
30 problem in the common area behind her home.
31

32 **COVENANTS COMMITTEE REPORT AND MINUTES**

33 Adil Godrej, Covenants Committee Chairperson, gave the Board an overview of the last
34 Covenants Committee meeting. In addition, he has offered to get the Board a copy of
35 what the committee has completed thus far and will provide this for the October Board
36 meeting.
37

38 **BOARD MEETING MINUTES – AUGUST 16, 2005**

39 Bob Porch MOVED to approve the minutes from the August 16, 2005 Board meeting.
40 The motion was SECONDED by Rick Ritner and APPROVED unanimously.
41

42 **MANAGEMENT REPORT**

43 There were no concerns from the Board regarding the Management Report. and no
44 discussion was held at this time.
45
46

1 **FINANCIAL REPORT**

2 Rick Ritner inquired about the \$8,716 charge for pool equipment. Management will
3 research this and e-mail the information.

4
5 **SPRINKLER SYSTEM INSPECTION**

6 Bob Porch MOVED to approve the proposal from Fireline Corporation to approve the
7 sprinkler inspection and indicator valve test at a cost of \$540 and to approve the repair
8 and replacement of the sprinkler system components at a cost not to exceed \$10,000. The
9 motion was SECONDED by Dee Kuwalik. Discussion followed. The motion was
10 APPROVED unanimously.

11
12 **COMMUNITY CENTER DECK REPLACEMENT**

13 Bob Porch MOVED to approve the replacement of the community center deck at a cost
14 of \$15,270. Rick Ritner SECONDED the motion. Discussion followed. Rick then made
15 a friendly amendment to make sure that the deck was close to the same color that is on
16 the existing deck. The amended motion was APPROVED unanimously.

17
18 **PROXY CARD**

19 Bob Porch MOVED to make the following changes to the proxy card: This proxy may
20 be used towards the quorum requirement needed to conduct the election of the
21 Wellington Community Association Board of Directors. The motion was SECONDED
22 by Dee Kuwalik. Discussion followed. The motion was APPROVED unanimously.

23
24 **STEPHANIE SHORAM ARRIVED AT THE MEETING – 8:15 PM**

25
26 **DRAFT BUDGET 2006**

27 The 2006 Draft Budget was presented at this time. An extensive discussion followed.
28 Rick Ritner made a suggestion that the assessments for each homeowner be raised \$1 per
29 home per month for this year to allocate for the Security line item in the budget.
30 Discussion followed. Management will make a few adjustments to the budget and
31 present them at the October Board meeting for approval.

32
33 Andrew Lopez stated that the Board should decided whether to go forward with a
34 security contract.

35
36 **ENTER EXECUTIVE SESSION**

37 Stephanie Shoram MOVED to enter executive session at 8:50 pm to discuss the
38 Landscape Contract and Snow Removal Contract. The motion was SECONDED by Bob
39 Porch and APPROVED unanimously.

40
41 **EXIT EXECUTIVE SESSION**

42 Stephanie Shoram MOVED to exit executive session at 9:00 pm. The motion was
43 SECONDED by Dee Kuwalik and APPROVED unanimously.

1 **2006 LANDSCAPE CONTRACT**

2 Bob Porch moved to approve the 2006 Valley Crest Landscape Contract at an amount of
3 \$128,850. The motion was SECONDED by Stephanie Shoram and APPROVED
4 unaniously.

5

6 **2006 SNOW PLOWING CONTRACT**

7 Bob Porch moved to approve the 2006 Valley Crest Snow Plowing Contract. The motion
8 was SECONDED by Stephanie Shoram and APPROVED unaniously.

9

10 **ADJOURN**

11 Stephanie Shoram MOVED to adjourn at 9:45 pm. The motion was SECONDED by Dee
12 Kuwalik and APPROVED unaniously.

13

14 **Respectfully Submitted,**

15

16

17 _____
18 Bob Ferguson

19 Secretary/Treasurer

20

_____ Date