

1 **Wellington Community Association**  
2 **Board of Directors Meeting**  
3 **Approved Minutes**  
4 **January 30, 2006**  
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: Bob Porch, President; Bob Ferguson, Vice President; Stephanie  
11 Shoram, Secretary/Treasurer; Dee Kuwalik and Rick Ritner, Directors. Legum and  
12 Norman staff: Martha Kaczmarczyk, Community Manager and Debbie Johnson, General  
13 Manager.  
14

15 **CALL TO ORDER**

16 Bob Porch called the meeting to order at 7:00 PM.  
17

18 **MEMBERS ABSENT**

19 Andrew Lopez, and Mike Wittlinger, Directors, were not present at the meeting.  
20

21 **ENTER EXECUTIVE SESSION**

22 Bob Ferguson MOVED to enter executive session at 7:00 p.m., to discuss covenants  
23 violations and personnel matters. The motion was SECONDED by Rick Ritner and  
24 APPROVED unanimously.  
25

26 **EXIT EXECUTIVE SESSION**

27 Stephanie Shoram MOVED to exit executive session at 7:25 p.m. The motion was  
28 SECONDED by Bob Ferguson and APPROVED unanimously.  
29

30 **FEE WAIVER**

31 Stephanie Shoram MOVED to approve the request to waive attorney, administrative and  
32 late fees in the amount of \$109.42. The motion was SECONDED by Bob Ferguson. The  
33 motion was DENIED unanimously.  
34

35 **STAFF**

36 Stephanie Shoram MOVED to approve a retro-active bonus for the year 2005 for Renee  
37 Thompson, Bobby Lazaro and a pro-rate bonus for Lisa Denton and Debbie Murray, not  
38 to exceed \$3,500.00. The motion was SECONDED by Bob Ferguson and APPROVED  
39 unanimously.  
40

41 **HEARINGS**

42 9324 Garst Drive: Stephanie Shoram MOVED to allow homeowner 21 days to provide  
43 documentation for all front yard decorative objects and to cover/remove signage on the  
44 truck or the Board will assess a charge of \$10.00 per day until the violations are  
45 corrected. The motion was SECONDED by Rick Ritner and APPROVED unanimously.  
46

1 9340 Garst Drive: Dee Kuwalik MOVED to allow homeowner to provide a signed  
2 contract by March 1, 2006, with a completion date of June 1, 2006 or the Board will  
3 assess a charge of \$10.00 per day until the violations are corrected. The motion was  
4 SECONDED by Bob Ferguson and APPROVED unanimously.

5  
6 **DIRECTOR'S FORUM**

7 Bob Porch provided management with information regarding the trash removal within the  
8 city and the county for review and possible inclusion in the newsletter.

9  
10 Dee Kuwalik asked management to inspect properties that have decorative items in their  
11 front yards (Peachwood Drive, Basilwood Drive, and Clematis Street) to insure that they  
12 either have approval on file for the items or that they be entered into the violation  
13 process.

14  
15 Bob Ferguson stated that the board needs to follow the suggestions from the training  
16 meeting. He feels that the board and management need to work together as a team in  
17 order to operate in a professional manner. He wants to ensure that the on staff personnel  
18 have a healthy work environment.

19  
20 Bob Porch stated that all board communications need to go through himself or Bob  
21 Ferguson and they will then pass the information on to management staff.

22  
23 Dee Kuwalik stated that the Legum and Norman contract will be up at the end of the year  
24 and the board will need to decide on extending the existing management contract or  
25 bidding out the management contract.

26  
27 **ADJOURN**

28 Bob Ferguson MOVED to adjourn at 8:35 p.m. The motion was SECONDED by Rick  
29 Ritner and APPROVED unanimously.

30  
31 **Respectfully Submitted,**

32  
33 \_\_\_\_\_  
34 Stephanie Shoram  
35 Secretary/Treasurer

36 \_\_\_\_\_  
37 Date