

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **November 21, 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: Suzanne Seaberg, Bob Porch, Michele Samoy, and Tim Violette.
11 Legum and Norman staff: Debbie Johnson, General Manager and Barry Barrett,
12 Community Manager, April Ludke, Community Manager.

13
14 Andrew Lopez, Dennis Young and Christopher Sims were absent.

15
16 **CALL TO ORDER**

17 Suzanne Seaberg called the meeting to order at 7:00 p.m.

18
19 **CITY OF MANASSAS POLICE DEPARTMENT**

20 Detective Korngage and Officer Stallard attended the meeting to discuss gang activity in
21 the area. Detective Korngage is part of the Northern Virginia Gang Task Force and is
22 employed by the City of Manassas. Their purpose is to disrupt gang activity by gather
23 intelligence, working with local police departments, schools and communities. Officer
24 Stallard has been working with Wellington Staff in trying to organize a Neighborhood
25 Watch Program in the neighborhood.

26
27 **RESIDENTS FORUM**

28 Suzanne Seaberg introduced new employees Thomas Bates, Assistant General Manager
29 and Joyce Virgil, the new Covenants Coordinator.

30
31 A resident from Thistlewood Court attended the meeting to ask if there are provisions in
32 place to protect the community from the large scale renovations or larger homes being
33 built on lots within the community. The resident shared observations of a home on
34 Basilwood Drive that has a new additional with two-tone colored siding. She also
35 questioned the “statue wars” on Peachwood. She also had questions on the budget and
36 the breakdown of mulch sale numbers.

37
38 Two residents from Veridan Drive wanted to report that all work was completed as noted
39 in a violation letter. She also wanted to mention that residents are using the open/visitor
40 spots to house their third vehicles.

41
42 A resident from Magnolia Grove pointed out the pot hole, split and dying trees and the
43 landscaping conditions of some of the yards. She also questioned who is responsible for
44 the pond area at Hastings and Lucasville Road.

45

1 The Swim Team Liaison, Tony Gennello attended the meeting to discuss dates to host
2 swim meets during the 2007 season. The Board asked Mr. Gennello to provide dates to
3 the Board for review. The Board would like to have a copy of the Swim Team contract at
4 the December meeting and would like to have the pool pass mailing on the January
5 agenda.

6
7 **ARCHITECTURAL HEARINGS**

8 10211 Calypso Drive: The owner was not present at the hearing.

9 9334 Garst Drive: The owners were not present at the hearing.

10 10812 Peachwood Drive: The owner was not present at the meeting.

11
12 **COMMITTEE REPORTS**

13 Covenants Committee - Adil Godrej reported on the last meeting held by the Covenants
14 Committee on November 7, 2006. The Board asked Mr. Godrej for his interpretation of
15 the Guidelines regarding the term "scale and design" and discussion ensued.

16
17 Michele Samoy MOVED to approve the terms of the Covenants Committee for the
18 2006/2007. The motion was SECONDED by Tim Violette (3 in favor, 1 abstained). The
19 motion was APPROVED.

20
21 Bob Porch shared the procedure of the Sweat Equity program with new Board Members.

22
23 Grounds Committee – Tim Hughes was not in attendance. No written report was
24 received but a verbal report was given by Debbie Johnson on behalf of Mr. Hughes. The
25 Board asked that a meeting be set for 1:00 p.m. on Saturday, December 2 to review the
26 Butternut tot lot area. Signs will be posted to inform residents that they may join and
27 share their thoughts on improving this area.

28
29 **BOARD MEETING MINUTES**

30 Bob Porch MOVED to approve the minutes from the October 17, 2006 Board of
31 Director's meeting, as amended. The motion was SECONDED by Michele Samoy. The
32 minutes were APPROVED unanimously.

33
34 Bob Porch MOVED to correct and approve the minutes from the September 19, 2006
35 Board of Director's meeting. The motion was SECONDED by Michele Samoy. The
36 minutes were APPROVED unanimously.

37
38 **PRESIDENT'S REPORT**

39 Andrew Lopez was not in attendance at the meeting.

40
41 **MANAGEMENT REPORT**

42 Debbie Johnson reviewed the management report. Topics included upcoming events,
43 swim team schedules, the Flanagan Court closing which has been approved by the City.
44 Officer Stallard will work on a check list form on how to report crimes and/or other
45 problems within the community. The Board would also like to have Capt Keen attend

1 each meeting to discuss issues within the community from the point of the off-duty
2 patrols.

3
4 Ms. Johnson also addressed the Board regarding office equipment and space. Bob Porch
5 MOVED to approve the allotment, not to exceed \$400 for the purchase of two office
6 chairs. The motion was SECONDED by Michele Samoy and APPROVED unanimously.

7
8 The Board would like to receive proposals at the December meeting for office
9 renovations and a lap top computer.

10
11 The Board would also like a status report from the City of Manassas on the pilot trash
12 program within Wellington for the December meeting.

13
14 The Board asked to see more consistency in the wording of violations letters.

15
16 The Board would like to see an article addressing line painting and pot hole repairs to be
17 made in the spring season. They would also like another reminder to go out to residents
18 asking them to sign up to receive email reminders on meeting and activities. They would
19 also like a form to be designed to report problems that could be placed on the web site.

20
21 The Board would like to have a copy of the Reserve Study at the December meeting.

22
23 **FINANCIAL REPORT**

24 Barry Barrett covered highlights in his reports and answered questions accordingly. Mr.
25 Barrett said that coupons have been ordered and will be mailed out mid-December.

26
27 Michele Samoy MOVED to approve the transfer of \$50,000 from the operating account
28 and move it to a one year CD. The motion was SECONDED by Bob Porch and
29 APPROVED unanimously.

30
31 The Board asked Staff to check into a better savings plan on phone charges.

32
33 **OLD BUSINESS**

34 Guideline Review – The Board needs to provide management with their comments on the
35 draft Design Standards and Guidelines by December 15 in order to prepare for the
36 December meeting.

37
38 Tot Lots – The Board reviewed the proposals for tot lot replacements and/or up-grades at
39 Flanagan Ct. /Garst Drive, Felicia Court, the Community Center, Bens Way, Veridan and
40 Butternut Circle. Bob Porch MOVED to approve the proposals received from All
41 Recreation of Virginia, minus discounts based on no demolition needs in areas, not to
42 exceed \$60,000.00 The motion was SECONDED by Tim Violette and APPROVED
43 unanimously.

44
45 **NEW BUSINESS**

46 Pool White Coat – Obtain two more proposals for the white coating of the pool.

1
2 Sprinkler Systems – Obtain two more proposals for the indoor sprinkler system.

3
4 **DIRECTORS FORUM**

5 Bob Porch MOVED to approve the purchase of a HP Color Laser Jet, All-in-One system
6 in the amount not to exceed \$1,000.00. The motion was APPROVED unanimously.

7
8 Michelle Samoy would like to see a front page article regarding trash being piled up in
9 common areas with a photograph included.

10
11 **ENTER EXECUTIVE SESSION**

12 Suzanne Seaberg MOVED to enter executive session at 10:35 p.m., to discuss legal
13 matters. The motion was SECONDED by Bob Porch and APPROVED unanimously.

14
15 **EXIT EXECUTIVE SESSION**

16 Michele Samoy MOVED to exit executive session at 10:45 p.m. The motion was
17 SECONDED by Bob Porch and APPROVED unanimously.

18
19 **ADJOURN**

20 Suzanne Seaberg MOVED to adjourn meeting at 10:47 p.m. The motion was
21 SECONDED by Bob Porch and APPROVED unanimously.

22
23 **Respectfully Submitted,**

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25 _____
26 Suzanne W. Seaberg
27 Secretary

25 _____
Date