



1 **PRESIDENT'S REPORT**

2 Andrew Lopez stated that 2006 was a very interesting year. Accomplishments included the  
3 closing of Flanagan Court and closing other outstanding issues from 2005. The Board gained  
4 four new members as a result of the re-scheduled Annual Meeting held in August and one new  
5 member due to a member resignation. The Board will have some work to accomplish in 2007.  
6 Mr. Lopez would like to approve the new guidelines, fill in sparse areas at the Georgetown South  
7 fence line and complete the up-grades at the Butternut Circle tot lot and surrounding common  
8 areas. Mr. Lopez requested that each Board member provide him with their top three goals they  
9 would like to see accomplished in the up-coming year. He would like this information prior to  
10 the February Board meeting.

11  
12 The Board discussed some covenants issues which included reports and property history,  
13 following up with residents and inspections. After discussion, Mr. Lopez requested that the  
14 covenant report be presented in a three-part phase to consist of new cases, pending and closed  
15 cases.

16  
17 The Board inquired as to why certain addresses were not on the report that was reported to  
18 management. Debbie Johnson will check into the addresses and report back to the Board.  
19 Suzanne Seaberg will provide a list of violations for inspection and follow-up. The Board would  
20 also like to see notes listed in the system on all violations (i.e., inspected on (date) and violation  
21 was closed, etc.).

22  
23 **FINANCIAL REPORT**

24 Barry Barrett reviewed the financials and answered questions accordingly. Mr. Barrett pointed  
25 out that the delinquency rate is slightly elevated at the end of the year. This is probably due to  
26 holidays and short funds. Management will monitor the delinquencies for progress. Mr. Barrett  
27 will contact the auditor to schedule the 2006 audit in hopes of having a first draft at the March or  
28 April meeting. The Board asked Mr. Barrett to provide them with a list of ratios for surplus and  
29 delinquency rates.

30  
31 Marcy Loy was hired as the Covenants Coordinator to replace Joyce Virgil. Ms. Virgil replaced  
32 Thomas Bates as the Assistant General Manager. Mr. Bates resigned to pursue other  
33 opportunities. Ms. Loy will start on January 22, 2007. At the suggestion of the Board at a past  
34 meeting, Mr. Barrett questioned if the Board wanted to consider a full-time "porter" position and  
35 to let him know what type of support would be needed from staff.

36  
37 **MANAGEMENT REPORT**

38 Debbie Johnson reviewed the management report. Topics of discussion included upcoming  
39 events, street light, parking and off-duty police enforcement and the Flanagan Court closing.

40  
41 The Board questioned if we can have off-duty officers list the reasons why a ticket was issued on  
42 the report and if more information could be provided in the future. The Board would also like to  
43 know why a call for "credit card forgery" was responded to by our off-duty officers.

44  
45 Inspections and the Communilink system were discussed. Chris Sims will provide the Board  
46 with a copy of the program he designed and uses in the condominiums to track towing issues and  
47 covenants violations.

1 Michele Samoy MOVED to approve giving courtesy notices on January 19 to parking/vehicle  
2 violators and to start the program in full on January 22, 2007. The MOTION was SECONDED  
3 by Suzanne Seaberg and APPROVED unanimously.  
4

5 The Board discussed an article seen in the Washington Post regarding a court case in Prince  
6 William County regarding state invalid inspection stickers and towing. Chris Sims MOVED to  
7 have legal review any new laws regarding towing within the County, City and the state for  
8 invalid inspection sticker before the association tows any cars. The MOTION was SECONDED  
9 by Bob Porch and was APPROVED unanimously. The Board would also like a status report  
10 prior to the next meeting.  
11

12 The Board was in agreement to move the volunteer appreciation dinner from February 15 to  
13 Thursday, March 22, 2007.  
14

15 Mr. Bruce Wood attended the meeting to speak to the Board regarding the re-zoning of a 5 acre  
16 site located at Wellington Road and Dumfries Road. Mr. Wood is acting as the "mouthpiece" for  
17 citizens within this area in dealing with the City and developer. Mr. Wood asked the Wellington  
18 Community Association to provide a letter against the re-zoning as they did back in October  
19 2005. The Board instructed Mr. Wood to provide management staff with dates of meetings and  
20 any pertinent information relating to this project.  
21

22 The Board took a 20 minute break from 9:00 until 9:20 p.m.  
23

#### 24 **OLD BUSINESS**

25 Guidelines - The Board held a working session in early January to review the current and  
26 previous draft changes to the Guidelines. Chris Sims provided the Board with marked up copies  
27 of changes discussed at the working session. The Board was asked for their comments.  
28 Discussion ensued on trash in general, blowing trash and the placement of trash cans. Andrew  
29 Lopez will contact the City to discuss trash issues and will report back to the Board.  
30

31 Chris Sims MOVED to approve the revised Guidelines as amended, removing the section on  
32 trash cans until approved by legal. The MOTION was SECONDED by Bob Porch and the  
33 motion was APPROVED unanimously.  
34

35 Brick Repair - The Board would like to have a comparison to repair or replace the bricks leading  
36 to the front door of the Community Center verses the cost for stamped concrete at the February  
37 meeting.  
38

39 Flag Pole Light Repair - The Board asked why the flag pole has tape holding the flag on the pole.  
40 Management will check into the matter and report back at the next meeting. Michele Samoy  
41 MOVED to approve Coley's Electric to trouble shoot the flag pole electrical system to determine  
42 the necessary repairs in the amount of \$155.00. The MOTION was SECONDED by Chris Sims  
43 and APPROVED unanimously.  
44

45 Door Mats – Chris Sims MOVED to purchase door mats as an annual replacement item not to  
46 exceed \$275.00. The MOTION was SECONDED by Bob Porch and APPROVED unanimously.  
47

1 Magnolia Grove Drive - The board would like to receive three new bids to install new a curb and  
2 gutter channel drain, side walk, drain pipe, asphalt and a speed bump to control water run-off  
3 issue. The Board would like to have pictures of the area for their review.  
4

5 Michele Samoy **MOVED** to hire a landscaper, if necessary, to obtain a proposal for landscaping  
6 improvements on the hillside path area between Magnolia Grove and Butternut Circle, not to  
7 exceed \$350.00. The **MOTION** was **SECONDED** by Suzanne Seaberg and **APPROVED**  
8 unanimously.  
9

10 **DIRECTORS FORUM**

11 Michele Samoy questioned who put in the speed bumps 2 to 5 years ago on Veridan. She also  
12 questions the tennis key policy and would like to discuss it at the February meeting. She would  
13 also like to see a “security corner” article in the February newsletter that addresses who to call  
14 regarding a burned out street lights and other security tips.  
15

16 Andrew Lopez would like an opinion from legal regarding what can be done about storm doors  
17 that are always propped open. Mr. Lopez provided a handout from another condominium  
18 development that addressed garage doors remaining closed and wanted to know if this type of  
19 rule could be incorporated for storm doors.  
20

21 **ADJOURN**

22 There being no further business at hand, Chris Sims **MOVED** to adjourn meeting at 10:50 p.m.  
23 The motion was **SECONDED** by Bob Porch and **APPROVED** unanimously.  
24  
25  
26  
27  
28  
29  
30