

1 A resident from Thistlewood Court attended the meeting to share concerns about funding the
2 reserve account. She feels that the Board needs to take care and not deplete the reserve funds
3 without replacing them each year. She also questioned how to fund the account if dues are not
4 raised accordingly. The resident also shared her dissatisfaction with the fact that the Board
5 agreed to give a \$100 gift certificate to a Board Member in celebration of her up-coming
6 pregnancy. She stated that she did not feel that decision was fair to the residents within the
7 community.

8
9 Another resident from Butternut Circle came to share his displeasure with the snow removal. He
10 also reported that the tennis court gate has been vandalized again and needs repair.

11
12 A resident from Coriander Circle attended the meeting to offer her concerns of snow removal in
13 her area. She would like to see that drains are not blocked so when the snow melts it has
14 somewhere to go and not stand and re-freeze on the streets.

15
16 A resident from Strawflower was concerned with commercial vehicles being parking along the
17 street and what could be done to keep them out. Michele Samoy asked if the resident would be
18 willing to work with her and the City Parking Authority to see what can be done regarding
19 commercial parking on City maintained streets.

20
21 A member of the Manassas City Volunteer Fire Department attended the meeting to discuss lock
22 types for the Flanagan Court gate closing. He explained the different styles of Knox® boxes and
23 what is preferred by the local authorities.

24
25 **HEARING**

26 9058 Coriander Circle – The owners did not attend the hearing and thereby waived their right to
27 be heard.

28
29 **BOARD MEETING MINUTES**

30 Bob Porch MOVED to approve the minutes from the January 16, 2007 Board of Director's
31 meeting. The motion was SECONDED by Suzanne Seaberg. After discussion and correction of
32 typographical errors, the minutes were APPROVED unanimously.

33
34 **COMMITTEE REPORTS**

35 Covenants Committee – The minutes of the January 2, 2007 Covenants Committee meeting were
36 presented to the Board and reviewed by Adil Godrej. Mr. Godrej pointed out a few concerns that
37 were noted in the recent parking policy. Some items that had been requested as additions to the
38 prior policy by the previous Board had been removed. These items include the following issues:
39 vehicles that are too long to fit in the marked space without overhanging the curb or extending
40 beyond the marked space, storage devices, such as pods and trash receptacles of the type used to
41 collect construction debris and there is no mention of consequences for repeat offenders.

42
43 Grounds Committee – Tim Hughes was not able to attend the meeting. No written report was
44 received. Debbie Johnson reported that Mr. Hughes prepared an article for the up-coming
45 newsletter asking for resident input on grounds improvement ideas and a call for volunteers to
46 serve on the committee.

1 President Report – Mr. Lopez stated he had no written report but that he would share his
2 comments during appropriate times during the meeting.

3
4 **MANAGEMENT REPORT**

5 Debbie Johnson presented the management report for the Board’s review. Ms. Johnson asked if
6 the Board felt it would benefit the community to move the Annual Meeting scheduled for
7 November 20 to November 13. She felt that the Thanksgiving holiday may interfere with
8 meeting attendance during that week. Suzanne Seaberg MOVED to change the Annual Meeting
9 date from November 20 to November 13, 2007. The motion was SECONDED by Christopher
10 Sims and APPROVED unanimously.

11
12 The Board asked Ms. Johnson to check on the Anti-trespass Agreement with the City to see if
13 this is a yearly renewable. The Board would also like to review proposals for a new copier at the
14 next meeting.

15
16 Covenants – Joyce Virgil, Assistant General Manager, attend the meeting to answer any
17 questions that the Board may have on covenants reports, policies and/or procedures. The Board
18 would like to have the following reports at the next meeting: 1) all open cases from day one and
19 2) closed reports from month to month.

20
21 Financials – April Ludke from Legum and Norman reported that due to the end of year reports
22 being run at the corporate office, she just received the financials. Ms. Ludke will provide the
23 Board with a summary within a week of the meeting. Last month Bob Porch asked Mr. Barrett
24 to provide the Board with ratios for surplus and delinquency rates within the industry. Mr. Porch
25 would like this information to reflect where Wellington stands with the rest of the industry. Ms.
26 Ludke will have the information to the Board by the end of the week.

27
28 Ms. Johnson presented the Board with a resignation letter received from Dennis Young that is
29 effective immediately. In the past, the Board would consult the results from the most recent
30 Annual Meeting of the Membership to determine who the next candidate in line would be and if
31 they were still interested in filling a vacation position. Chip Hierlihy is next in line from the
32 2006 Annual Meeting and he is willing to serve. Christopher Sims MOVED to appoint Chip
33 Hierlihy to fill the Board seat vacated by Dennis Young. The motion was SECONDED by
34 Suzanne Seaberg and the motion passed unanimously.

35
36 **OLD BUSINESS**

37 Butternut Tot Lot Area Improvement - The Board reviewed proposals received from contractors
38 for the Butternut tot lot area improvements. The Board would like to see a bird’s eye view of the
39 site with drawings and plant placement. They would also like to see bids from Meadows Farms,
40 Merrifield and Old English Landscaping at the next meeting.

41
42 Butternut/Magnolia Path Area Improvement - The Board reviewed proposals received from
43 contractors for the Butternut/Magnolia path area improvement. The Board would like to see a
44 bird’s eye view of the site with drawings and plant placement. They would also like to see bids
45 from Meadows Farms, Merrifield and Old English Landscaping at the next meeting.

46
47 Flanagan Court Gate Proposal – The Board discussed the areas surrounding the gate. The
48 parking lanes will remain as yellow fire lanes and signage will be added to note that the streets

1 dead end and that no parking is allowed. The Board would like for staff to investigate obtaining
2 large landscaping boulders to place in the common areas on each side of the gate. Mike
3 Wittlinger from the City of Manassas Volunteer Fire Company attended the meeting to discuss
4 Knox® box options for the gate. It was suggested to go with the Knox® Padlock system.
5 Christopher Sims MOVED to purchase the \$80 Knox® Padlock. The motion was SECONDED
6 by Michele Samoy and the motion passed unanimously.
7

8 Christopher Sims MOVED to approve the proposal form Beitzell Fence for the installation of a
9 set of double pipe swing arm gates to close the street on Flanagan court in the amount of
10 \$2,330.00. The motion was SECONDED by Bob Porch and the motion passed unanimously.
11

12 Community Center Improvement – Proposals were submitted to the Board to remove the
13 damaged wallpaper in the community center, paint and to remove the half wall between the
14 closet and assistant general manager’s office. The Board tabled this matter until a later date.
15

16 Pool White Coat – Proposals were submitted to the Board to white coat the pool. The Board
17 tabled this matter until the next meeting. They want to know if the entire pool needs to be white
18 coated or if spot repairs would take care of the problems. They would also like a price for a pool
19 cover.
20

21 Fence Line – Proposals were submitted to the Board for landscaping improvements along the
22 Georgetown South fence line. Christopher Sims shared photographs he had taken back in
23 October of the entire fence line. The Board felt that more thought should be put into this project
24 as a long term correction of this cut-through problem. Andrew Lopez and Christopher Sims
25 would like management to schedule a fence line walk with the bidding contractors on Saturday,
26 March 3 at 9:00 a.m.
27

28 Dry Pond Tree Removal Proposals – Proposals were submitted to the Board for tree removal in
29 the dry pond area off of Wellington Road. The Board would like management to compose a
30 letter to the City of Manassas asking them to clean out the debris in the dry pond. They would
31 also like to invite the City to the March meeting to discuss the ownership and maintenance of the
32 dry pond.
33

34 Guideline Review and Revisions – Michele Samoy MOVED to change the trash policy in the
35 draft Guidelines to read that the following: Trash, recycling containers, and yard debris must be
36 stored out of sight. Trash should be placed curbside after 7 p.m. the day before collection. Empty
37 trash and recycling containers shall be removed from sight by 9 p.m. on the pick up day. All homes
38 must store their trash in a rigid container with a tight fitting lid by April 2, 2007. Christopher Sims
39 SECONDED the motion and all were in favor.
40

41 Michele Samoy MOVED to add the following wording to the Sheds and Other Storage Units
42 section of the draft Guidelines: Residents must notify the managing agent before portable on
43 demand storage (PODS) are delivered. The mandatory locations will be driveways, assigned
44 parking spaces or if you do not have an assigned space, the management agent will designate a
45 common area space. PODS or similar storage units may not be stored on any property longer
46 than six (6) days. The motion was SECONDED by Andrew Lopez and all were in favor.

1 **ENTER EXECUTIVE SESSION**

2 Andrew Lopez MOVED to enter Executive Session at 10:40 to discuss legal issues. The
3 MOTION was SECONDED by Bob Porch and all were in favor. Debbie Johnson and April
4 Ludke were asked to step outside.

5
6 **EXIT EXECUTIVE SESSION**

7 Bob Porch MOVED to exit executive session at 11:45 p.m. The motion was SECONDED by
8 Suzanne Seaberg and APPROVED unanimously.

9
10 **HEARING**

11 9058 Coriander Circle: Bob Porch MOVED to assess a one time charge of \$50 and \$10 per day
12 until the violations are corrected as listed in the January 26, 2007 violation letter. The motion
13 was SECONDED by Christopher Sims and APPROVED unanimously.

14
15 **NEW BUSINESS**

16 Christopher Sims MOVED to reduce the price of mulch from \$3 per bag to \$2.75 for the spring
17 mulch sale on March 31st. The motion was SECONDED by Bob Porch and APPROVED
18 unanimously.

19
20 **DIRECTORS FORUM**

21 Susanne Seaberg presented an idea to the Board to start a tennis program for Wellington children
22 this summer. After discussion, the Board was concerned about liability issues with a profiting
23 organization.

24
25 Bob Porch will provide the board with recent statistics on new vehicle sizes as they relate to
26 weight and length that may be beneficial to future parking plans.

27
28 Michele Samoy would like to have Mailboxes Plus removed from the newsletter unless they are
29 a paying advertiser. She would also like to discuss changing the basket ball court hours to allow
30 for dusk to dawn play, at the next Board meeting. She also wanted to report that individuals are
31 parking vehicles in their yard at 9312 Garst Drive. She would also like to have management
32 check into Policy Resolution #15 and run it back by legal for clarification.

33
34 Suzanne Seaberg MOVED to waive the rental fee for Wellington resident Valerie Burke to host
35 the Volunteer Emergency Families for Children annual dinner on April 18, 2007. The motion
36 was SECONDED by Michele Samoy. The motion was DENIED by a vote of 2 for and 3
37 against.

38
39 Scholarship Nominating Committee - Christopher Sims MOVED to approve Valerie Burke,
40 Melissa Smith and Dee Kuwalik as members of the Scholarship Nominating Committee for the
41 2007 Scholarship award. The motion was SECONDED by Michele Samoy and was
42 APPROVED unanimously.

43
44 **ADJOURN**

45 There being no further business at hand, Andrew Lopez MOVED to adjourn the meeting at 12:30
46 p.m. The motion was SECONDED by Christopher Sims and APPROVED unanimously.