

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **May 15, 2007**
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6 A meeting of the Board of Directors was convened at the Wellington Community Center, located
7 at 9700 Wellington Road, Manassas, VA, 20110.
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9 **PRESENT**

10 Board Members: Andrew Lopez, Christopher Sims, Suzanne Seaberg, Bob Porch, and Michele
11 Samoy. Legum and Norman Staff: James McCormick, General Manager, Joyce Virgil, Assistant
12 General Manager, April Ludke, Community Managers.
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14 Tim Violette and Chip Hierlihy were absent.
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16 **CALL TO ORDER**

17 Andrew Lopez called the meeting to order at 7:00 pm.
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19 **POLICE REPORT**

20 Officer Tina Pannell-Laguna attended the meeting to answer any questions from the Board or
21 residents. Topics of discussion included commercial vehicle policy, fire lane violations on
22 Gloxinia and police efforts in general.
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24 **RESIDENTS FORUM**

25 Residents expressed the following concerns:

- 26 • Felica Court Tot Lot – Landscaping needs to be completed, grass is not being mowed,
27 fence needs to be reinstalled.
- 28 • Coriander Circle – Plastic tulips in front of home.
- 29 • Georgetown South Fence: Holes being cut in it.
- 30 • Trash – Dumping in common areas.
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32 **HEARING**

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34 None Scheduled
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36 **COMMITTEE REPORTS**

37 Covenants Committee – The minutes of the May 1, 2007 Covenants Committee meeting were
38 presented to the Board and reviewed by Adil Godrej.
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40 Grounds Committee – Tim Hughes was not able to attend the meeting. A written report was
41 received and reviewed by the Board.
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43 Parking Committee – The minutes from the May 3, 2007 parking Committee meeting were
44 reviewed by the Board. Most notably, the City of Manassas Zoning Department will be holding a
45 public meeting on in-home businesses and commercial vehicles.
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47 **MEETING MINUTES**

48 Christopher Sims moved and Bob Porch seconded, “To approve the minutes from the April 17,
49 2007 Board of Director’s meeting, as amended.” The motion was approved unanimously.

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SCHOLARSHIP INTERVIEWS

The Board interviewed the three scholarship finalists; Shannon Hinton, Katie Ridgeway and Jacob Goodfellow. Michele Samoy moved, Suzanne Seaberg seconded, “To select Jacob Goodfellow as the scholarship winner” The motion passed, Vote: 4-0-1. The President reminded the Board members that 2007 was the last year for the scholarship program.

MANAGEMENT REPORT

James McCormick presented the management report for the Board’s review.

Covenants – Joyce Virgil, Assistant General Manager, attend the meeting to answer any questions that the Board may have on covenants reports. The Board was informed that March’s violation letters were entered into a test Communilink database and could not be retrieved at this time. Legum & Norman has hired a third party contractor to pull the information out of the test database and integrate them into the working database; work should be completed in one week.

Financials – April Ludke, Legum & Norman, presented the financial report. Bob Porch moved and Chris Sims Seconded, “ To write off all delinquent balances older than May 15, 2006, as pursuit of these accounts are not financially feasible.” The motion was approved unanimously.

OLD BUSINESS

The Board revisited the issue with the Georgetown South fence line. Management to secure proposals for a snaking path from magnolia leading to the shopping center and materials to block off the other paths forming in the area.

The Board asked management to compile a check list for pool opening and closing.

EXECUTIVE SESSION

Bob Porch moved and Christopher Sims seconded to enter Executive Session at 8:10 to discuss contractual, employee and legal issues. The motion was approved unanimously. The Board entered open session at 8:45 pm.

NEW BUSINESS

Towing – The Board decided to consolidate Wellington Community Association’s towing needs with Wellington Condominium and to aggressively patrol association owned streets. Bob Porch moved and Chris Sims seconded, “To approve Dominion Towing’s proposal for towing.” The motion was approved unanimously.

Street Painting - The Bob Porch moved and Chris Sims seconded, “To approve Star Maintenance’s proposal for the painting of the fire lanes and parking bays on China Grove and Acer Lane.” The motion was approved unanimously.

ADJOURN

There being no further business at hand, Andrew Lopez MOVED to adjourn the meeting at 12:40 a.m. The motion was SECONDED by Christopher Sims and APPROVED unanimously.