

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **July 17, 2007**
5

6 A meeting of the Board of Directors was convened at the Wellington Community Center, located
7 at 9700 Wellington Road, Manassas, VA, 20110.
8

9 **PRESENT**

10 Board Members: Christopher Sims, Suzanne Seaberg, Bob Porch, Michele Samoy (arrived
11 8:15pm) and Chip Hierlihy. Legum and Norman Staff: James McCormick, General Manager,
12 Joyce Virgil, Assistant General Manager, Barry Barrett, Community Managers.
13

14 Tim Violette and Andrew Lopez were absent.
15

16 **CALL TO ORDER**

17 Chris Sims called the meeting to order at 7:00 pm.
18

19 **MANAGEMENT REPORT**

20 James McCormick presented the management report for the Board's review.
21

22 **POLICE REPORT**

23 Sergeant Jim Horton and Lt. Tina A. Pattell spoke on the vandalism to single family homes.
24 There are ongoing investigations on several break-in attempts. Police are getting calls for noise
25 ordinance violations due to trash service coming too early in the morning.
26

27 **POOL OPERATIONS**

28 Winkler Pool was not present. The Board asked Management to invite Winkler Pool to the next
29 meeting.
30

31 **RESIDENTS FORUM**

32 Residents expressed the following concerns:

- 33 • The old rug in the bath house needs to be replaced.
- 34 • Lack of summer flower planting..
- 35 • Several trash cans are needed on Clover Hill Road (Single Family Homes Side).
36

37 **HEARINGS**

38 9354 River Crest Road: The homeowners were not present for the hearing in reference to their
39 unapproved driveway widening.

40 10185 Bens Way Drive: The homeowners of were not present for the hearing in reference to
41 their yard and lot maintenance violations.
42

43 The Board will discuss these hearing further in Executive Session.
44

45 **COMMITTEE REPORTS**

46 Covenants Committee – Adil Godrej, Covenants Chair, was not present.

47 Parking Committee – No report was given.
48

1 Grounds Committee- Tim Hughes was not present. Jim McCormick presented the grounds
2 report. The grounds committee developed a summer flower rotation RFP and bids from True-
3 Green are included in the report. The grounds committee is working on the fall flower rotation
4 and a tree removal list.

5 6 **MEETING MINUTES**

7 The Board unanimously approved the June 17 minutes as amended.
8

9 **COVENANTS**

10 Joyce Virgil, Assistant General Manager, attend the meeting to answer any questions that the
11 Board may have on covenants reports. She reported that management conducted the annual home
12 inspection, which included single family homes and town homes. 763 violation letters were
13 produced as a result of the inspection. Also, included in her report was an e-mail response list of
14 violations reported to her.
15

16 **FINANCIALS**

17 April Ludke, Legum & Norman, presented the financial report. It was noted that actual net
18 surplus is \$64,673. In addition there is a CD coming due on August 29, 2007. The Board agreed
19 to reinvest the CD at the best prevailing rate for one year or less.
20

21 **EXECUTIVE SESSION**

22 Bob Porch moved and Christopher Sims seconded to enter Executive Session at 9:10pm to
23 discuss contractual, employee, violations and legal issues. The motion was approved
24 unanimously.
25

26 The Board entered open session at 10:10 pm.
27

28 **NEW BUSINESS**

29
30 **Payment Plan:** Chris Sims moved, Bob Porch seconded, “to approve a payment plan for the
31 homeowner 9004 Coriander Court in the amount of \$10.00 per month until the past due amount
32 is current.” Motion approved Vote 5-0-0

33 **Attorney Fees:** Chris moved, Bob Porch seconded, “Management is to contact Juan Cardenas
34 and have him notify the homeowner of 9340 Garst Drive on why she is liable the attorney fees.”
35 Motioned passed Vote 5-0-0

36 **Tot Lots:** Chris Sims moved, Suzanne Seaberg seconded, “To Have All-Rec gives a proposal
37 for general maintenance on 13 Tot Lots not to exceed \$5, 0000.00.” Motion passed. Vote 5-0-0.
38 Management is to contact Donnie Hollar regarding All-Rec Progression. Management is to e-
39 mail the Board when All-Rec can start.

40 **Trash Cans:** Chris Sims moved and Suzanne Seaberg seconded,” To install two additional trash
41 cans on Clover Hill Road.” Motion passed Vote 5-0-0

42 **Pool Ladder:** Chris Sims moved, Suzanne Seaberg seconded, “To have Winker Pool to replace
43 the pool ladder in deep end of pool at a cost not to exceed \$1,000.00.”
44 Motion passed. Vote 5-0-0.

45 **Fire Lane Painting:** Chris Sims moved and Michele Samoy seconded,” To approve Ideal
46 Asphalt fire lane painting proposal for the remainder of the association owned streets.” Motion
47 passed. Vote 5-0-0

48 **Software Requirements:** The Board would like management to determine if the existing
49 computer meets the system requirements for the Topps software.

1 **Hang Tags:** Michele Samoy moved, Suzanne Seaberg seconded, “The cost for replacement
2 hangtags for China Grove Court and Acer Lane will be \$50.00. Management is to mail the
3 towing information letter to China Grove and Acer Lane residents.” Motion passed. Vote 5-0-0
4 **Hearing:** ”Chris Sims moved and Bob Porch seconded, “To assess the homeowner of 9354
5 River Crest Drive fifty dollars plus ten dollars per day for unapproved driveway widening.
6 Motion Passed Vote 5-0-0.
7 **Hearing:** Chris Sims moved and Bob Porch seconded, “To assess the homeowner 10185 Bens
8 Way fifty dollars plus 10 dollars per day for yard and lot maintenance violations. Motion Passed
9 Vote 5-0-0
10 **Fall Flowers:** Management is to provide the Board three proposals for fall flowers.
11 **Swim Team:** Management to send a letter to swim team when a meeting has been scheduled
12 with Juan Cardenas.
13 **Community Center:** Board approved the Swim Team’s use of the Center for its divisional
14 meet at no cost.
15 **China Grove Fence:** Maintenance to check out fence line for damage.
16 **Home Businesses:** Suzanne Seaberg moved and Michele Samoy seconded, “To ban home based
17 businesses within the Wellington Community. Pre-existing businesses will be allowed but not
18 expanded upon.” Motion passed Vote 5-0-0
19 **ADJOURN**
20 There being no further business at hand, Chris Sims moved to adjourn the meeting at 10:15 pm
21 the motion was seconded by Bob Porch and approved unanimously.