

LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING- MONDAY SEPTEMBER 19, 2016

MEETING MINUTES

CALL TO ORDER: 5:30 P.M.

EXECUTIVE SESSION

- G. Border MOVED to enter executive session at 5:30 p.m. D. Minogue SECONDED the motion which PASSED UNANIMOUSLY.
- G. Border MOTIONED to exit executive session and enter open session. D. Minogue SECONDED the MOTION which PASSED UNANIMOUSLY.

APPROVAL OF AGENDA

- J. Greenlee MOTIONED to APPROVE the agenda as presented. D. Minogue SECONDED the MOTION, which PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES

- D. Minogue MOVED to APPROVE the June 16, 2016 meeting minutes, as presented. J. Greenlee SECONDED the MOTION, which PASSED UNANIMOUSLY.

MATTERS FOR BOARD DECISION

Ratify Motions Approved by Email:

- D. Minogue MOVED to RATIFY all email motions between June 2016 and September 2016. B. Hale SECONDED the MOTION, which was PASSED UNANIMOUSLY.
- “I MOVE to Approve Area Enterprises proposal in the amount of \$7000 to relocate the Irrigation system at the Stonewall Gate with Charges to GL 3332 (Stonewall Entrance Project).”
- “I Motion to reinvest \$90,000 into a CD with Middleburg Bank, which will mature in 09/2019 and will incur a 1.30% interest rate.”
- “I Move to Approve resident John Short as a member of the Swim and Tennis Committee.
- “I Move to Approve the proposal from Freedom Tree for \$2,635 to remove the large oak tree and grind the stump on the common area lot on Tuxedo Lane.”
- I make a motion to hire Gate Logic to obtain Bids for the Stonewall Gate Improvement project on T&M Budget, not to exceed \$3,480 and Gate logic would also make a recommendation.”

- “Move to Approve repairs to the non-functioning lights and additional bulb/ballast changes at all tennis and basketball court lights in an amount not to exceed \$5,000 with funds expended from GL 3280.”
- Snow Removal Contract and Crack Fill Proposal
- Snow Removal and Crack seal proposals will be reviewed and discussed reviewed and voted on by email.

DEVELOPMENT PRESENTATION

Noel Sweeney - Owns a closet design company, building will be on Route 29, adjoining LMROA property. Maybe 4-5 employees, Amish style barn, parking for 32-33 and pond in the back for run off. This will be rezoned from Agriculture to Commercial. Would like to rent out basement, about 4,000 sf to help offset costs.

RESIDENT OPEN FORUM

None.

MATTERS FOR BOARD INFORMATION/DISCUSSION

- Management Office Windows
Coating for the Windows in management office, this is a layer of protective coating. Won't be able to open the windows. Materials donated by resident Bill Moore. After pick up items will be stored at the Stonewall Maintenance Shed until installation can be arranged by management.
- DOT Response Letter
Letter of response from county regarding traffic study request included in board package.
- Swim and Tennis Center Lighting/Bollard lighting – tabled until proposals are received.
- Common Area Tree
Dead oak on Tuxedo Lane Lot. Before take down, check into the concern of the county and what the requirements are, if any for removal and replacement.
- Committee Minutes/Reports
 - Communications Committee - No additional information to report. Michelle reported that the newsletter has already gone to print and should be coming out soon.
 - Covenants Committee - No questions on the covenants minutes
- Violations Status Reports
Approximately ten more violations over this same time last year.
- Senior Advisory Council
When meetings are held, site manager will notify committee chairs. No additional meetings scheduled at this time.

FINANCIALS

July's financials are posted on the website. Adrienne Harper presented the August financials; the current delinquency rate is 3.7 %, which is below the standard level.

NEW BUSINESS

No new business.

ADJOURNEMENT

B. Hale MOTIONED to adjourn the Lake Manassas ROA business board meeting at 6:26 p.m. D. Minogue SECONDED the MOTION which PASSED UNANIMOUSLY.

Recording Secretary: Kerry Farmer
Date Approved: December 12, 2016