

Lake Manassas Residential Owners Association
Board of Directors Meeting
Wednesday December 6, 2017
Stonewall Golf Club

Attendees

Gary Border
Joe Greenlee
Rex Luzader
Don Minogue

Executive Session

Joe Greenlee Moved to Enter into Executive Session at 5:30 p.m., Don Minogue Seconded; Motion Passed.

Joe Greenlee Moved to Exit Executive Session at 5:55 p.m., Rex Luzader Seconded; Motion Passed.

Call To Order

R. Luzader *Moved* to call the December 6, 2017 meeting to order at 6 p.m., D. Minogue Seconded; Motion *Passed*.

Post Executive Session- Decisions

D. Minogue *Moved* to *Approve* to write-off the following account balances, 00342-7185 in the amount of \$15,086.06 and account 00342-4829 in the amount of \$10,518.13, J. Greenlee Seconded; Motion *Passed*.

D. Minogue *Moved* to *Approve* filing a Civil Suit against account 00382-5026, R. Luzader Seconded; Motion *Passed*.

Approval of the Meeting Minutes

D. Minogue *Moved* to *Approve* the September 28, 2017 Quarterly and Annual Meeting Minutes as presented, J. Greenlee Seconded; Motion *Passed*.

Matters for Board Decision

R. Luzader *Moved* to *Ratify* the *Approval* of the Email Decisions (listed below) between September 30, 2017 and December 6, 2017, J. Greenlee Seconded; Motion *Passed*.

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1. Move to Approve a contract with Brothers Paving, for asphalt and concrete repairs and replacements throughout the community, in the amount of \$35,738 with funds expended from GL 3280 (Reserves).
2. Move to Approve a contract with Brothers Paving for crack fill throughout the community at a cost not to exceed \$6,900 with funds expended from GL 3218 (Reserves).
3. Move to Approve a payment of \$7,649 to Brothers Paving for additional concrete repairs on Amsterdam Court, Link Hills Loop, Spyglass Hill Loop, and Roxborough Loop and Asphalt repairs at Windy Hollow Circle not included in contract #010494 from Reserve Account GL3280.
4. Move to Approve the proposal from Gate Logic for the purchase of a new RFID reader and tags in an amount not to exceed \$40,242.20 (2800 tags) with funds expended from GL 3280(Reserves)
5. Move to have Power Systems Electric repair light outages on Bonnie Briar, Alpine Bay and Turtle Point in an amount not to exceed \$19,109.89 from GL3280 (Reserves).
6. Move to Approve a contract with SOS Security for random security and after-hours patrols through June 30, 20202. (Funds previously approve in FY2018 budget-GL5308 P/T Covenants Inspector)
7. Move to rollover the short term (4 month) CD expiring this Thursday in the amount of \$100,000 into a new four month CD at 1.1%.

Cell Tower/Balloon Test Results

Community Wireless Structures (CWS) representative Hope McCreary spoke about the proposed 150 ft cell tower with a 5 ft lighting rod off Lee Hwy near VDOT that Verizon Wireless has contracted with CWS to construct. The tower has been designed for a minimum of four (4) carriers. CWS has installed 53 towers - five (5) of which are in Prince William County. A permit to construct the tower has been applied for with Prince William County. A Planning Commission public hearing will be scheduled towards the end of January early February timeframe followed by a County Commissioners meeting for public comment. G. Border stated a draft community-wide survey to gauge resident sentiments about the tower is being prepared for distribution with results to be published by late January 2018.

Open Forum

None

Matters for Board Information/Discussion

Committee Reports

CSVAC Committee- Rowland Bowers reported on implementing the new non-registered guest turn away procedure.. Rowland advised that the Baltusrol resident-only lane would need to be operational prior to implementation.

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J. Greenlee **Moved** to **Approve** the purchase of speed radar detection equipment including the data acquisition package for an amount not to exceed \$4,000.00 to be expensed from GL9814, D. Minogue Seconded; Motion **Passed**.

D. Minogue requested management to advise the Prince William County Police to enforce traffic laws within the community.

Rowland thanked Ron Allen for his Covenants Committee work on the updated due process policy and letters to the community.

Financials

A. Harper reported that the financial have been posted on the website.

Industry Information

Included in the Board package for leisure reading, no discussion.

New Business

Capital Expenditures

D. Minogue asked management to post a spreadsheet listing current planned vs. unplanned Capital Expenditures on the community website. R. Luzader requested that the report be updated monthly to reflect unplanned items not planned within the Reserve Study but will be potentially necessary. D. Minogue agreed to meet with Michelle and revise the plan and review with all board members before changing the format.

Stonewall Gate

J. Greenlee mentioned that the columns caps, and lights will be installed next week along with the push button station for the guard house for the resident only lane. The grass in the area inside the silt fence is growing well enough that they may not have to do any additional remediation. After County inspection, the bond will be released back to LMROA. The new RFID readers and tags are expected January 2nd. A community-wide issue day is planned for January 13th to distribute the RFID tags. After tags are issued, the board will consider opening the guest lane for a period of a week to test the system.

Quotes have been requested for the installation of stone on the outside of the guardhouse. In the interim, the guardhouse will be power washed.

Swim and Tennis Club Chair Appointment

R. Luzader **Moved** to **Appoint** John Short, Chair of the Swim and Tennis Committee, J. Greenlee Seconded; Motion **Passed**.

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Activities Committee Discussion

R. Luzader recommended adoption of a new activities committee to respond to the changing demographics in the community. The Board agreed to discuss further.

Adjournment

J. Greenlee Moved to Adjourn the December 6th, 2017 Board of Directors meeting at 7:17 p.m.
D. Minogue Seconded; Motion Passed.

Respectfully submitted by recording secretary Kerry Schmitz

Date Approved: March 28, 2018