

**Lake Manassas Residential Owners Association
Annual Owners Meeting
September 17, 2018**

Call to Order

Motion to Call to Order the September 17, 2018 LMROA Annual Meeting of the Owners at 7:01 p.m. by B. Hale, Seconded by J. Greenlee. Motion Passed.

Proof of Quorum

M. Wingo stated that management had received 160 proxies which is more than quorum. She sent notices of the meeting on August 17 and September 10, 2018. Notices and members in attendance exceed quorum requirements.

Approval of Annual Meeting Minutes

Motion to Approve the December 6, 2017 LMROA Annual Owners Meeting minutes made by R. Hale, Seconded by J. Greenlee. Motion Passed.

Guest Speaker – Kim Purcell, PWC Neighborhood Watch

K. Purcell spoke to the owners about neighborhood watch and the importance of people reporting suspicious activity. The county holds monthly neighborhood watch training, the next session is November 8th for one hour. Also, coffee with a cop is a newer opportunity to meet with the police and ask any questions you may have. The county now has online reporting to assist with providing their office with information.

Financial Review

D. Minogue spoke about the income received by the Association, the current state of the Association's equity and the reserve account status.

G. Border followed up with the goal which is no special assessments

D. Minogue offered anyone with questions or concerns to email him.

Visitor Access/Gate Policy

G. Border mentioned the Visitor Access/Gate Policy being the largest change in the community since initial construction.

Rowland talked about the substantial change in visitor access a year ago when they hired SOS. He asked all residents to make sure they are registered. They now have a resident lane at Stonewall so they can process visitors. The barrier arm will be up at Baltusroll. 74 % of all owners are signed up. They will implement the full force policy and there will be a 30-day grace period.

H/O Question: Will this improve the notification system?

Response: This new process should tighten up that process.

H/O Question: Thanks to Rowland. I thought gate key process sounded good, she reviewed several texts that said her uber was here a couple saying plumber is coming in late. A couple of times she called the gate and was told the visitor gave them her address.

Response: In some cases the wrong address has been pulled up by the attendant. They are hiring a field supervisor at LMROA to work with and train gate attendants.

H/O Question: How are they doing with letting agents come in to look at the town homes?

Response: Agents can get in.

H/O Question: Do they have certain vendors in the system that are automatically allowed?

Response: Yes, UPS and other delivery companies, as well as some landscape contractors and such are permitted inside.

R. Luzader: 25% of residents are not signed up, my hope is that you'll talk to your neighbors and make sure they are signed up.

J. Greenlee: Tenants must be signed up under the owner.

B. Hale: You must have accountability for who you bring in.

Volunteer of the Year Presentation

Volunteer of the Year Award goes to Ron Allen, Chairman of the Covenants Committee and member of the Communication Committee! G. Border presented a plaque and gave thanks.

Nominations from the Floor

2 open positions, no nominations from the floor.

Open Resident Forum

S. Brooks asked for an update on Lidl; no action has been made known to the Board.

Update on the cell tower; the county turned it down for now.

Election Results

S. Ross announced and congratulated the winners of the election, Joe Greenlee and Shashi Mehta.

New Business

Motion to Appoint B. Hale-President; G. Border-Vice President; D. Minogue-Treasurer; J. Greenlee-Director and LMA Liaison; and S. Mehta-Secretary made by B. Hale, Seconded by D. Minogue. Motion Passed.

Motion to Adjourn the September 17th, 2018 Annual Meeting of the Owners at 8:25 p.m. made B. Hale, Seconded by J. Greenlee. Motion Passed.

Recording Secretary,

Kerry Schmitz

Date Approved: December 12, 2018