

**Lake Manassas Residential Owners Association  
Board of Directors Meeting  
Thursday August 23, 2018**

**Call to Order**

Motion to Call to the August 23, 2018 LMROA Board of Directors meeting to Order by B. Hale, Seconded by J. Greenlee. Motion Passed.

**Executive Session**

Motion to Enter Executive Session at 5:30 p.m. made by B. Hale, Seconded by J. Greenlee. Motion Passed.

**Regular Open Session**

Motion to Exit Executive Session and reconvene into Regular Open Session at 6:04 p.m. made by B. Hale, Seconded by J. Greenlee. Motion Passed.

**Approval of Agenda**

Motion to Approve the Agenda of the August 23, 2018 LMROA Board of Directors meeting as presented made by B. Hale, Seconded by G. Greenlee. Motion Passed.

**Approval of Meeting Minutes**

Approved by email vote.

**Decisions Post Executive Session Discussion**

Motion to approve waiver request to permit a basketball goal, per application #051418-02, made by B. Hale, Seconded by R. Luzader. Motion Passed.

Motion to reimburse a parking fine in the amount of \$35.00, as requested by the owner of account 00342-7428, made by B. Hale, Seconded by J. Greenlee. Motion Passed.

Motion to approve waiver request for trees planted at the property line (*with stipulation that three trees be removed [in addition to the three trees already removed at the request of the MCC] on the left front side at the property line and all other trees planted at/near the property line are to be continuously pruned away from adjacent properties*), per application 051418-05, made by B. Hale, Seconded by J. Greenlee. Motion Passed.

**Ratification of Email Approvals**

Motion to Ratify Motions Unanimously Approved by email vote of the LMROA Board of Directors between the dates of May 25, 2018 through August 23, 2018 made by B. Hale, Seconded by R. Luzader. Motion Passed.

### **Parking Resolution**

Further revisions suggested by B. Hale. No Motion.

### **Amsterdam Gate Column/Bollard**

No Motion

### **Open Resident Forum**

Jack Boyle mentioned the pipe stem special assessment and requested that a separate account be created to hold pipe stem funds collected and an agreement to determine what assessments should be.

Rowland Bowers Mentioned the Annual Meeting and asked for the Board of Directors to provide enough time for each person who wishes to speak during open resident forum.

### **Committee Reports and Management Reports**

**Budget and Finance-** No meeting held.

**Communication-** Ron Allen, committee member was present and mentioned reviewing email communications from management to membership and feels they are well written and information conveyed is concise.

M. Wingo, on behalf of the communications committee, was asked to gauge board interest in obtaining information for electronic sign/bulletin boards and pricing.

R. Luzader asked the committee for ideas on other ways to reach the approximately 30% of residents who are not using the website.

**Community Safety and Visitor Access-** Rowland Bowers reported:

1. The Post Order revisions concerning the non-registered guest turn away are near completion,
2. LMA has approved and will pay for the addition of a gate arm for the visitor lane at Baltusrol gate,
3. The cost of installing a blinking red light at Baltusrol is \$1,400 and is recommended by the Committee,
4. The committee is aiming for implementing the non-registered guest turn away by October 15<sup>th</sup>,
5. A meeting is being planned on or around 6 September with SOS to discuss first year performance, attendant performance, new post orders, implementation of the guest turn away protocol.

**Covenants-** Ron Allen asked that the committee receive notice when their decisions have been overturned by the Board of Directors, so they can act accordingly in future notices.

**Modifications/Landscape Report-** Diane Boyle mentioned Basheer and Edgemoore would like to turn over a section of the townhomes, the Board of Directors is hesitant to accept due to the road usage from remaining anticipated construction.

M. Wingo will email PDSI, Paul Jeannin's, townhome report to the BoD.

**Management/Covenants Reports-** Action item report included in this Board package.

**Swim and Tennis-** Minutes and pool surveys included. Residents are requesting bathroom updating.

**March 2018 Financial Report**

Presented by M. Wingo, the delinquency rate is 3.5%, which is slightly higher than the industry standard at this time. There is a positive balance of prior year equity of \$42,269.36.

R. Luzader asked for M. Wingo to send the total YTD of all gate improvements projects.

**New Business**

The discussion of new barrier break-away arms at Stonewall and Amsterdam gates was deferred.

Motion to Adjourn the Thursday, August 23th, 2018 Board of Directors meeting at 7:05 p.m. made B. Hale, Seconded by J. Greenlee. Motion Passed.

*Recording Secretary, Kerry Schmitz*

*Date Approved: October 9, 2018*