

**LAKE MANASSAS ROA
SPECIAL MEETING OF THE
BOARD OF DIRECTORS
Monday May 21, 2012 7:00 P.M.
Magnolia Room at Stonewall Golf Club
15601 Turtle Point Drive**

ATTENDEES

Errol Unikel, President
Don Minogue, Treasurer
Warren Watkins, Director
Jan Ward, CMC Division Director
Adrienne Harper, CMC Portfolio Manager
Michelle Wingo, CMC Onsite Manager
Sarah Ross, Attorney with Chadwick Washington, et al
Kelli Knight, Recording Secretary

RESIDENTS

At Large

CALL TO ORDER

Mr. Unikel called the meeting to order at 7:03 p.m.

APPROVAL OF AGENDA:

MOTION: Mr. Minogue **MOVED** and Mr. Watkins **SECONDED** the motion to approve the agenda as presented. The motion **PASSED** unanimously.

PRESIDENT'S REMARKS

Mr. Unikel informed residents that this was a business meeting of the Board of Directors, for the purpose of discussing and voting on the proposed rezoning application from Lake Manassas, LLC. He requested that all resident comments be restricted to the 30 minute Resident's Forum. He noted that the Board members would not discuss or take questions/comments regarding any other topic during this meeting. He stated the purpose of this open discussion and the Town Hall Meeting held on May 15, 2012, was to ensure that all resident concerns and opinions were considered and to allow the owners to observe the decision making process.

MOTION: Mr. Minogue **MOVED** and Mr. Unikel **SECONDED** the motion that the Declarant-appointed Board members voluntarily recuse themselves from all discussions and votes relating to the proposed rezoning application submitted by Lake Manassas, LLC, due to their conflict of interest. The motion **PASSED** unanimously.

RESIDENT FORUM:

The Board opened the floor to the residents at 7:10 p.m. for comments and concerns either in support or opposition to the rezoning application. Mr. Unikel requested that a one minute per

person time limit be respected so each resident who wished to speak could be heard within the limited time period.

- Mr. Boyle of Spyglass Hill Loop expressed his support by pointing out that the funding is coming from residential building and not commercial.
- Mrs. Johnson of Alpine Bay Loop requested Board consideration of the builder's "clear cut" developer history, explaining that she feels preserving trees will not be a priority of Basheer & Edgmoore.
- Mr. Bowers of Amsterdam Court reported that the majority vote of residents on Amsterdam Court is in favor of the rezoning and requested that other residents embrace the residential zoning idea as well.
- Ms. Harris of Amsterdam Court expressed her support of the residential rezoning.
- Mrs. Tenbroeck of Cancun Court stated she is familiar with the builder who has a highly regarded reputation and she prefers the idea of a buffered residential townhome view to a commercial view.
- Mr. Brady of Roxborough Loop requested all residents think about the question he posed, "do we want neighbors or do we want strangers in our community?"
- Mr. Greenwald of Amsterdam Court has been involved with the ad hoc committee and is in favor of the proposed rezoning.
- Mr. Spencer of Alpine Bay Loop stated that after hearing the Board's presentation and other residents' supportive comments, he enthusiastically supports the proposed rezoning.
- Mr. Kardash of Amsterdam Court reminded residents that the townhomes will act as a buffer between the single family homes in Lake Manassas and the commercial edge of Route 29.
- Mr. Lafrance of Turtle Point Drive stated that he is familiar with the plan and builder, both of which are very classy and he supports the rezoning.
- Mr. Samarias of Link Hills Loop noted that all views heard from both residents and the Board are positive and he supports the rezoning application.
- Mr. Choi of Link Hills Loop responded to Mrs. Johnson's concern of a "clear cut" policy, assuring that the property has been walked and trees have been tagged with red ribbons for preservation.
- Mr. Davis of Windy Hollow Circle respectfully opposes the rezoning as he is concerned with eliminating the tree buffer and the density of 70 townhomes.
- Mr. Black of Amsterdam Court has multiple concerns regarding the higher selling prices of the townhomes, not being able to sell them once built, and less trees equates to a less desirable community to some. He feels that a larger Capital Contribution closer to the million dollar mark should be considered.
- Mr. Rogers of Amsterdam Court reminded residents that going forward with the residential rezoning plan will ensure no commercial building within Lake Manassas.
- Mr. Deora of Link Hills Loop stated that the wooded area was appealing and a deciding factor when purchasing their home in Lake Manassas a year ago. He requested the Board share their efforts put forth in determining what the "best plan" would be for the community.
- Ms. Howard of Arcadian Shores Court commented that she liked the wooded area behind her home and is against the rezoning application.

- Mr. Baird of Valderrama Court requested further investigation of the builder be conducted and stated he would like to see the Board hire a law firm and negotiating team to obtain the best deal for the community and stated that the resident Board members are not competent enough to make decisions or negotiate for the HOA.
- Mrs. Dougherty of Amsterdam Court expressed her support stating as one of the most impacted of this rezoning plan, she does not foresee the trees staying forever and residential development is a better option than commercial.

The Board closed the floor at 7:40 p.m.

MATTER FOR BOARD DISCUSSION/DECISION

LMLLC Residential Rezoning Application

The Board explained that the purpose of the Town Hall Meeting held on May 15th was to address and consider the positions of two groups of concerned citizens that felt strongly about the pros and cons of the proposed rezoning application. Mr. Unikel informed residents that the Board has utilized outside resources and the expertise of attorney's, land use agents, real estate agents etc., in determining and considering all facts and data that have been provided to them about this issue. The main items of residents' concern they gathered was the back gate installation and repair, second lane property at Stonewall, pool area and common area irrigation. The Board was pleased to announce that in addition to the original offer of \$350,000, they had negotiated with LMLLC for an additional \$200,000. These additional funds will go immediately toward the construction of the Amsterdam gate and then towards other recreational facilities, improvements/repairs and reserve funding to ensure protection from budget deficits during construction.

EXECUTIVE SESSION

MOTION: Mr. Minogue **MOVED** and Mr. Unikel **SECONDED** the motion to convene into Executive Session at 7:41 p.m. The motion **PASSED** unanimously.

MOTION: Mr. Minogue **MOVED** and Mr. Unikel **SECONDED** the motion to reconvene into Open Session at 7:54 p.m. The motion **PASSED** unanimously.

MOTION: Mr. Minogue **MOVED** and Mr. Unikel **SECONDED** the motion to give Lake Manassas, LLC the unequivocal support of Lake Manassas Residential Owners Association, and to execute and comply with such proposed Agreements, once finalized, which will maximize the benefits of the Association, in exchange for such support. The motion **PASSED** unanimously.

The Board took a moment to assure owners in attendance that they made the decision based on the best interest of all Lake Manassas residents with the facts presented to them. They feel that the addition of luxury townhomes is the best use of the land, gives the community a chance to gain from rezoning and hold back the commercial border while keeping a residential appeal. They feel as though waiting on the "unknown" for an "unknown" amount of time is not what is best for the community and feel strongly that this decision will be beneficial. They encouraged resident input and involvement at the Planning Commission and County Board of Supervisor meetings in regard to this project.

Mr. Unikel stated his primary reason for support was this was the best use of the property for this community. This would be commercial property eventually and the townhouses would be a better alternative for the community.

Mr. Unikel then elaborated on additional considerations.

Residential sales are improving. Financial implications were all posted a total of about \$270,000 up front. The balance of the \$550,000 is to be paid as units are built. In addition after all 70 units are built it is estimated \$100 year will go to the HOA over the townhome expenses.

The Amsterdam gate will be replaced with a new gate at a cost of about \$90,000 almost immediately, and funds will be available to improve/modernize the Baltusrol and Stonewall gates. The Visitor Access Committee will weight these recommendations as funds become available.

Recreation facilities, i.e., paths, tennis courts will be reviewed by the STC for repairs/improvements. While the pool seems to be sufficient even after the townhomes are completely finished, the amount of deck area has been recommended for years to be expanded. This could be done in the short term and is planned after the Swim and Tennis Committee sees if this is the best use of the funds. Nevertheless, \$50,000 is planned to be allocated to improvements/expansion of the tennis/swimming pool area.

Mr. Watkins on behalf of Lake Manassas, LLC expressed thanks to Mr. Rowland Bowers and the ad hoc committee volunteers for their time and commitment given to this project thus far. LMLLC's goal was to plan something that better suits the community and with the help and input of all involved he feels that was accomplished and the efforts are very much appreciated.

ADJOURNMENT

MOTION: Mr. Minogue **MOVED** and Mr. Unikel **SECONDED** the motion to adjourn the Board of Directors Special Meeting at 8:19 p.m. The motion **PASSED** unanimously.

Respectfully Submitted: Kelli Knight, Recording Secretary

Date Approved: June 26, 2012