

**LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION (LMROA)
BOARD OF DIRECTORS MEETING
Thursday, December 18, 2014,
5:30 P.M. Executive Session/ 6:30 Open Session
Stonewall Golf Club Boardroom
15601 Turtle Point Drive**

ATTENDEES

Don Minogue, President
Bob Hale, Vice President
Peter Metrinko, Secretary
Gary Frisard, Treasurer
Ed Orsini, Director

Homeowners at Large

Michelle Wingo, CMC Onsite Manager
Kerry Schmitz, Recording Secretary

Committee Members

Allan Thomas

CALL TO ORDER

Mr. Minogue called the LMROA Board meeting to order 5:30 p.m.

EXECUTIVE SESSION

MOTION: Mr. Minogue **MOVED** to convene into Executive Session at 5:31 p.m. for the purposes of discussing member accounts in violation and/or delinquent. Mr. Hale **SECONDED** the motion to which **PASSED** unanimously.

MOTION: Mr. Hale **MOVED** to exit Executive Session at 6:28 p.m. Mr. Orsini **SECONDED** the motion to which **PASSED** unanimously.

CALL TO ORDER

Mr. Minogue called the LMROA Board meeting to reconvene at 6:33 p.m.

BOARD'S DECISIONS/ACTIONS TO BE TAKEN FROM EXECUTIVE SESSION

None

APPROVAL OF AGENDA:

MOTION: Mr. Hale **MOVED** to **APPROVE** the agenda as amended. Mr. Orsini **SECONDED** the motion to which **PASSED** unanimously.

Addition: New Business- Website

APPROVAL OF MINUTES (TAB 1):

MOTION: Mr. Hale **MOVED** to **APPROVE** the Board of Directors meeting minutes from the September 25, 2014 meeting as presented. Mr. Orsini **SECONDED** the motion **PASSED** unanimously.

MOTION: Mr. Hale **MOVED** to **APPROVE** the meeting minutes from the November 21, 2014 Special meeting as presented. Mr. Orsini **SECONDED** the motion **PASSED** unanimously.

RESIDENT FORUM

Q- Resident, Tim Doss asked about the parking program, he asked the board if they had done a cost benefit analysis.

A- Don answered no, this is a safety issue. There are no sidewalks and a narrower street.

Q-Mr. Doss asked what the security company does for visitors.

A- Don said he could contact Michelle, Management, with the visitors' information and the security company will relay that to the patrolling officer for approval.

MATTERS FOR BOARD DECISION

Ratify Motions Approved by Email (TAB 2)

Robert Hale **MOVED** to **RATIFY** all Motions that were unanimously approved by email by the LMROA Board of Directors between September 25, 2014 and December 18, 2014. John Coyle **SECONDED** the motion which **PASSED** unanimously.

Ad Hoc Committee Charter (TAB 3)

The Board will be approving these changes via email after a requirement for the signing by committee members of a non-disclosure agreement is added.

MATTERS FOR BOARD REVIEW AND INFORMATION

Environmental Committee Proposals

Allan Thomas gave a quote to the Board, this will be discussed at the LMA meeting in February.

Homeowner Email Concerns

The following information was reviewed by the Board:

- A thank you note from Battlefield HS for allowing "tag day" to take place in Lake Manassas.
- An email request from a homeowner requesting the Board consider using a tinted/colored concrete mix when replacing curb/apron/gutters.

Committee Reports/Requests/Minutes

The committees meeting minutes were included in the Board package.

Covenants Report

There were 22 Modifications applications, 32 Covenants violations, and 4 property inspections between October and December 2014.

October 2014 Financial Report

The financial report was previously emailed to the Board for review. The November financials will be sent after the holiday.

NEW BUSINESS

Website

The Communications Committee will be working with management to add features to the website such as an area for suggestions or comments that is sent directly to management.

SUMMARY OF BOARD ACTIONS/DECISIONS

- Approved September and November 2014 Minutes
- Ratified multiple email decisions
- Reviewed the October 2014 Financial Report
- Website renovations moving forward

ADJOURNMENT

MOTION: Mr. Minogue **MOVED** and Mr. Hale **SECONDED** the motion to adjourn the Board of Directors meeting at 7:09 p.m. The motion **PASSED** unanimously.

Respectfully Submitted by:

Kerry Schmitz, Recording Secretary

Date Approved: March 26, 2015