

**LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION (LMROA)  
BOARD OF DIRECTORS MEETING  
Tuesday, May 19, 2015,  
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  
John Coyle, Treasurer  
Ed Orsini, Secretary  
Gary Border, Director

Homeowners at large

Michelle Wingo, CMC Onsite Manager  
Kerry Schmitz, Recording Secretary

**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.

**EXECUTIVE SESSION DECISION**

Bob Hale **MOVED** to **APPROVE** a waiver of late fees in the amount of \$57.78 on account number 326-8126 if all current and past due assessments are paid to the Association by July 16, 2015 and the account is brought current.

**CALL TO ORDER**

Mr. Minogue called the LMROA Board meeting to reconvene at 6:32 p.m.

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES:**

**MOTION:** Mr. Hale **MOVED** to **APPROVE** the Board of Directors meeting minutes from the March 26, 2015 meeting as presented. Mr. Coyle **SECONDED** the motion **PASSED** unanimously.

**RESIDENT FORUM**

No residents requested to speak during open forum.

**MATTERS FOR BOARD DECISION**

Bob Hale **MOVED** to **RATIFY** all Motions that were unanimously Approved by email by the LMROA Board of Directors between March 26, 2015 and May 19, 2015. John Coyle **SECONDED** the **MOTION** which **PASSED** by **UNANIMOUS CONSENT**.

**MATTERS FOR BOARD INFORMATION/DISCUSSION**

Committee Reports/Meeting Minutes

**Budget and Finance Committee**- All Concerns of the Budget & Finance Committee have been documented in the minutes provided to the Board. They are currently in process of contract review.

**Communications Committee**- Don Minogue spoke on behalf of the committee. The committee requested a bulletin board be placed at the Amsterdam gate and is currently discussing the creation of a new website with a webmaster. Information to be provided at a later date.

**Community Security and Visitor Access** –No report provided.

**Environmental Committee**-The tour report was provided to the Board. The Committee requests Michelle to tell Steve Chapman with KCS to provide the completed landscape reports by phase and section. Next Environmental meeting is July 11.

**Modifications Committee**-Meeting minutes provided to the Board.

**Swim and Tennis Committee**-Don Minogue reported a main overhead water pipe break in the bathhouse. The pipe will be buried at the end of the season. Michelle is in the process of obtaining proposals. Michelle has a few small items to take care of, otherwise the pool is ready to be open.

**Stonewall Entrance Committee**-Don Minogue report that the Stonewall Gate looks good, per positive feedback from the residents. The Committee reported they are in a holding pattern due to the county scheduling their meeting in July with Dewberry and Davis. Their next meeting is May 28<sup>th</sup>.

**Homeowner Correspondence/Concerns**

1. Request for sign at Kamehameha Place "parking for residents only." Management to get quote for cost.
2. Resident requests the Board to shorten the barrier arm gate. Don Minogue stated that due to liability issues, they are not able to shorten the gate which may allow more than just bicycles to pass through.

**Insurance Renewal**

Bob Hale MOVED to ACCEPT the Millennium/Nationwide, \$1,000.00 deductible insurance offer for the next insurance year beginning June 1, 2015. Ed Orsini SECONDED the MOTION which PASSED by UNANIMOUS CONSENT.

**RTJ Tournament Information**

There will not be a shuttle from the Western Peninsula. Residents will receive a 25% discount on tickets for the event.

**Covenants and Management Report**

Phil Gross resigned due to busy schedule at work and home. Don Minogue asked everyone to spread the word for volunteers.

**FINANCIALS**

Don Minogue reported that the community is in line with the current budget, aside from snow removal which was over budget. Management to obtain bids for snow removal for winter 2015/16.

**NEW BUSINESS**

No new business

**SUMMARY OF BOARD ACTIONS/DECISIONS**

- Approved March 2015 Minutes
- Ratified multiple email decisions
- Reviewed the April 2015 Financial Report
- Approved insurance renewal
- Approved late fee waiver request

**ACTION ITEMS**

- Request KCS send weekly report to management office; Michelle to email reports to Environmental Committee chair for review.
- Management to obtain cost proposal for sign at Kamehameha Place for resident only parking.
- Management to obtain bids to relocate/bury water line at the STC to the site office.
- . Management to obtain bids for snow removal for winter 2015/16.
- Send insurance renewal approval to CMC.
- Notify Chadwick Washington of approval of waiver request.

**ADJOURNMENT**

**MOTION:** Mr. Hale MOVED and Mr. Minogue SECONDED the motion to adjourn the Board of Directors meeting at 7:08 p.m. The motion PASSED unanimously.

*Respectfully Submitted:*

*Kerry Schmitz, Recording Secretary*

*Date Approved: September 29, 2015*