

Wildwood Condominiums Board Meeting Minutes

25 August 2016

Board Members Present: Bob West, Bob Hill, Josh Bleeker, Mario Portales

Management Present: Terri Jenkins

Guests Present: Matthew Arcieri, (Planning and Zoning Manager) Kelly Davis (Manassas City Senior Planner) Michael Youlen

Owners Present: Bill Hilton (9019 D), Jenny Gomez (9006 D)

Presentation given by Manassas City on the Grant Avenue Streetscapes Proposal, all residents encouraged to sign up to receive updates and to give feedback.

Other items discussed were the trash issues, trees on neighboring properties abutting Wildwood, street sweeping on Main Avenue.

Next city meeting to be held end of Jan/Feb.

Call to order 7:32

Officer election- Josh moved and Bob Hill seconded to keep the officer positions the same: Bob West- President, Bob Hill Vice President, Mario Portales-Secretary, Josh Bleeker-Treasurer, Sally Rojas-member at large, the motion carried unanimously.

Open Forum:

Jenny spoke regarding the towing hours, suggested a visitor section and extended hours on weekend or same as previous tow hours.

Bill spoke on the towing hours and parking and stated wants the policy to be fair to all and to stay within the guidelines of the governing documents, all those who live in the community should have the right to park in the community.

Mike's report- update on new laws regarding noise, to include pets, and construction. Mike requested to rent the fence along Grant Avenue in the same way that you would rent space in a newsletter to hang a campaign banner to be removed in 60 days. Board to discuss in executive session.

Approval of Minutes:

Bob Hill moved to approve the minutes from June 2016 Board of Directors meeting, Josh seconded and all carried.

Financial Review:

Old Business:

Towing: Bob Hill moved to have the tow hours set at 10:00pm-7:00am, 7 days a week, Josh seconded. All carried. Josh moved to enact the new towing hours to begin September 15th, Bob Hill seconded and all carried.

Board asked management if Mike would be willing to hand out guest passes on emergency basis.

Bob Hill moved to ratify the email vote to contract with A.L. & L. to do some landscape bed maintenance and remove several shrubs, Josh seconded and all carried.

Sewer work completed.

New Business:

Landscape contract for 2017, Bob West moved and Josh seconded to accept the landscape contract with A.L. & L. for 3 years at a cost of \$25,770.00, all carried Discussion on the mulch, board wants to see coverage to 2" and good quality, stick to your hands. Board requests to know how many cuts there are roughly a year.

Reserve Study:

Josh moved to approve the proposal from Residential Reserves to do the FY 2017 Reserve Study at a cost of \$2500, Bob Hill seconded and all carried.

Management to get stripping/numbering proposal.

Community Event: tabled

Josh moved to ratify the email vote regarding a payment plan on a delinquent account, Bob West seconded and all carried.

New dog signs: Board informed management where to install new pet signs.

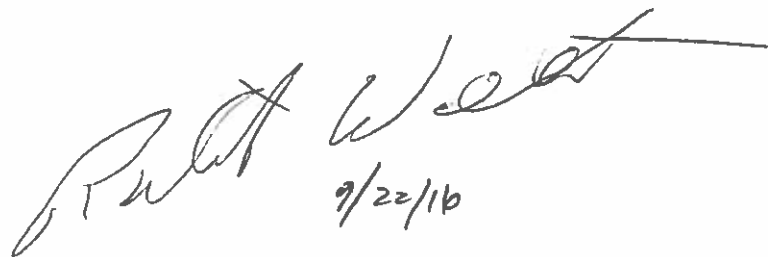
Josh moved to adjourn into executive session at 8:43 pm Mario seconded and all carried.

Josh moved to adjourn into open session at 9:06pm, Mario seconded and all carried.

Josh moved that if a delinquent account does not make a payment by September 8th, then the account will be turned over to legal for collection. Bob Hill seconded and all carried.

Bob West moved to continue with the not towing of new hours until September 15th, Bob Hill seconded and all carried.

Bob West moved to adjourn at 9:13, Bob Hill seconded and all carried.


9/22/16