

Baldwin Oaks Board of Directors Meeting Minutes

Date: April 20, 2017 Meeting Location: 10494 Business Center Court, Manassas
Board Members Present: Kevin Streets, Bruce Etzweiler, Nancy Crawford, Scooter Mauck
Management Present: Terri Jenkins, Deborah Turner
Homeowner Present: Suchat Suwannakam
Guest Present: Michael Youlen

Meeting was called to order at 7:00 pm.

Manassas Junction Report:

Mike gave his report.

Open Forum: Mr. Suwannakam came to present his application for 10248 Racquet addition of deck.

Minutes:

Nancy moved to approve the March 2017 BOD meeting minutes, Bruce seconded and all carried.

Financials:

Executive Session:

Nancy moved and Bruce seconded to go into executive session at 7:25pm to discuss architectural applications and violation letter, all carried.

Nancy moved and Bruce seconded to go back into open session at 7:35pm, all carried.

Nancy moved to approve the following executive decisions, Bruce seconded and all carried:

The following architectural modifications were approved: 10248 Racquet- deck, 10125 Wimbledon- entrance pathway removing stones and replacing with concrete, 10226 Racquet- replacing current deck with new trex.

2 boats in the overflow lot at Racquet Circle- owner was notified to remove or they would be towed, the board has extended to May 1st for the owner to comply and get boats/trailers in operable condition, Manassas Junction to hand deliver letter and sticker boats/take pictures. If condition of boats/trailers not fixed by May 1st management to have trailers/boats towed.

Unfinished Business:

None

New Business:

Kevin took the overflow parking sign that management picked up from the common

area, he will try to remove the reference to Taft Management and re-hang the sign.

Management needs to order swim certified stickers.

Scooter stated the need to order a few more umbrellas and chairs but stated no need for loungers.

Bruce discussed lights and replacing lights on posts at each parking lot. Management to look at cost of running electric from bath house to other side of parking lot.

Bruce approved to purchase one wireless light for overflow lot on Forest Hill.

Management needs to talk to A.L. & L. about putting tree limbs up against trees instead of removing.

Management let the Board know that they have received a complaint regarding a mechanic working out of garage, BCM has sent friendly letter.

Scooter let the board know that due to conflict the ACC inspection would be the later date.

Board to look at dead tree on first cull de sac at Wimbledon.

Next meeting will be Thursday, May 18th at the management office.

Meeting adjourned at 8:10pm.



MAY 18, 2017