

Baldwin Oaks Board of Directors Meeting Minutes

Date: February 16, 2017 Meeting Location: 10494 Business Center Court, Manassas
Board Members Present: Kevin Streets, Bruce Etzweiler, Scooter Mauck, Bill Hanson, Nancy Crawford
Management Present: Terri Jenkins, Deborah Turner
Guest Present: Michael Youlen

Meeting was called to order at 6:56pm.

Open Forum: None

Manassas Junction Report:

Board wants to look into towing for those that consistently get ticketed.

Financials:

Management to send certified letter to overflow lot space renter giving 30 days to pay delinquent fees or the account will be sent to the attorney. Also, state that towing will begin in 14 days for delinquent fees and violation of overflow parking rules.

Management Report:

Kevin will look at repairing the sign post at Bruce's cul-de-sac.

Minutes:

Bill moved to approve the January 2017 BOD meeting minutes, Nancy seconded and all carried.

Unfinished Business:

Snow Budget: Board agreed that no action will be taken with the snow budget.

Pool: New pool passes with different colors from previous passes to be ordered by management. Pool rules still under review.

Sewer Ejection Pump: pump does not have to be inspected unless problems with alarm going off. There is a two-year warranty with no inspection required.

Audit: Board reviewing and approved if no email received with any comments/questions before 02/21/2017.

New Business:

Management to send letter to homeowner about storage of exhaust system in rear yard.

Lights at Pool: Bruce moved to approve the purchase of two lights at approximately \$100, Kevin seconded, all carried.

Next meeting will be Thursday, March 16th at the management office.

Meeting adjourned at 7:58pm.

A handwritten signature in cursive script, appearing to read "Richard K. Streets". The signature is written in dark ink on a white background.

March 16, 2017

Richard K Streets