

# Baldwin Oaks Board of Directors Meeting Minutes

Date: September 21, 2017 Meeting Location: 10494 Business Center Court, Manassas  
Board Members Present: Kevin Streets, Nancy Crawford, Scooter Mauck, Bill Hanson,  
Bruce Etzweiler

Management Present: Deborah Turner, Terri Jenkins

Guest Present: Michael Youlen

Homeowner Present: Michael Hatcher

Meeting was called to order at 7:02 pm.

## **Manassas Junction Report:**

Mike gave his report.

## **Minutes:**

Kevin moved to approve the August 2017 BOD meeting minutes, Nancy seconded and all carried.

**Financials:** Financials reviewed

**Management Report:** Management gave the report.

## **Unfinished Business:**

Kevin motioned to ratify the Pierce Construction Quote for pool repairs for \$3,850.00 that was approved via email, Bill seconded and all carried.

## **New Business:**

Management to send letter to homeowner regarding their overgrown tree.

Management to add the drainage work to the 2018 budget.

## **Open Forum:**

Homeowner requests an overflow lot parking space. Management to send response via letter or email.

Meeting moved to executive session at 7:47.

Meeting adjourned to open session at 8:09.

Kevin motioned to approve a trial period of 30 days for existing overflow space before considering giving them an additional space, Bill seconded and all carried.

Board discussed need to update the parking rules. Management to add to next meeting's agenda. Bill to prepare a red-line document for October meeting to prepare Board before sending document to the attorney.

Next meeting will be Thursday, October 19 at the management office.

Meeting adjourned at 8:29 pm.

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

October 19, 2017