

Arrowood Homeowners Association
Po box 1836
Manassas, VA 20108

Board of Directors Monthly meeting
July 12, 2006 7:30pm
Buckhall Fire Dept.

Attendees: Brenda Van Pelt, Beth Starrs, Kate James, Sharon Jones, Karen Moyer, Byron Lewis, Pamela and Dennis Blasdell, Keith Keller, Mark Van Pelt, Debbie and Mike Kendall, Kevin Massie, Gary White, Karen Moyer, Holly Rosenthal, Barbara Opicka, Karen and Kyle Leygraaf, Diane Morvay, Jennifer Clark, Casey Jones, Acacia and Jim Ellis, Tim O'Brien, Dave Hayes, Lonny Moyer, Harry Looney, John and Kathryn Scott, Brooke Dobyys, Linda Saunders, Tom and Kathy DeWispelaere, Kevin Friel, Kathy and Keith Hellin, John Bungioni, Susan Collins, Leslie Valentine, Steve and Karen Nelson.

1) Brenda stated we need to vote in a new board member due to the resignation of Don Markel (term expires 2008). The next person with the highest number of votes from the annual election (April 2006) is Sharon Jones.

Brenda motioned to have Sharon Jones voted onto board. Motion seconded by Kate.
Roll call vote: Karen-yes, Kate-yes, Beth-yes, Byron-yes.

2) Beth stated that she has received numerous complaints against two board members for violating the covenants. Beth stated that because the complaints are against board members, the issue needed to be addressed before any regular business- "Because we can not function as a board".

The complaints concerned a boat and trailer parked in/on 2 lots. In December the community was surveyed, then the board voted in January to enforce the covenant and NOT permit boats/trailers/RVs to reside upon any lot. Additionally, the board granted a 6 month grace period so that full enforcement would begin on July 4, 2006
Highlights from the written complaints were read aloud. Pictures of violations were included with the complaints.

A homeowner asked when open discussion could begin. Beth replied, "Now".

3) Lengthy open discussion ensued between homeowners and board regarding this issue:

- Mr VanPelt explained that the law states a boat/trailer can be parked on the street for 48 hrs. He felt that the board in 2001 gave him (verbal) permission to park his trailer in the driveway and that they (the board) were not enforcing the covenant (at that time).

- A homeowner (neighbor) stated that the VanPelts had been given permission to widen their driveway. Beth replied that there was no ARC application for that. Mr Van Pelt said, “It’s in the (July 2001) minutes” (the permission).
- Mr VanPelt repeatedly requested that he be given a letter from the board stating: That he could keep his trailer in his driveway or 2) That if the trailer were to be put out in the street that the board would be responsible for the (neighborhood) children’s safety and any vandalism to the trailer when out on the street.
- Another homeowner suggested to Mr Van Pelt, “Option C- Storage”.
- Karen and Sharon both responded that we shouldn’t make any decisions without speaking with the HOA attorney.
- Beth stated, “We are talking about covenants, not guidelines.” And read aloud from Article VI, Section 5 which states: “...no such rules, regulations, statements, criteria or the like shall be construed as a *waiver* of the provisions of the Article or any other provision or requirement of the Declaration.”
- Beth stated that as board members, we have an obligation to follow the rules we are enforcing.
- Sharon motioned that we seek legal guidance. (There was no second)
- In response to a homeowner’s question regarding the process for contacting the attorney, Karen explained that it is not permitted for any board member to go to the lawyer without board approval.
- Beth clarified that she and Karen had contacted *her* attorney and that no board funds were used.
- Sharon expressed concern that the board members were contacting various attorneys---and recommended that we only contact our HOA attorney of record. She also requested that the board agree on what concerns are brought to the attorney—and that there be board consensus when doing so.
- A homeowner asked if it was the intention of the board to start enforcing the guidelines. Karen responded, “I would say yes, the board should enforce the guidelines”.
- Beth stated that if everyone followed the rules, we wouldn’t be having this discussion.
- In response to a homeowner’s question regarding “grandfathering” the Van Pelt’s trailer, Sharon recalled that Mr Purnell, the HOA attorney, had said something to this effect in a previous meeting, and that we would contact him for clarification.
- Among questions/issues raised by community members, the following two require follow-up: Was Lot# 167 given a waiver/permission to park trailer on the lot in July 2001? Can they be “grandfathered”?

4) Beth indicated that she made an appointment to speak with the HOA attorney on Friday July 14, 2006 regarding this matter—and that any board member could attend.

- Karen motioned to not conduct any further HOA business until after receiving guidance from our HOA attorney. Additionally, when deciding a course of action regarding the violations, each case should be addressed on its own merits.

- Beth seconded the motion.
- Roll call vote: Beth-yes, Kate-yes, Karen-yes, Sharon-yes.

5) Mr Coomer (webmaster) was asked to remove the Feb, Mar, and April 2006 minutes from the website due to questions regarding their validity.

6) Kate stated that due to the late hour, the rest of the agenda should be tabled.

7) It was announced that Mr Purnell, the HOA attorney, was scheduled to speak to the community at the Aug 2, 2006 meeting. The community members would be able to address their questions to him directly.

8). Homeowner(s) inquired about our HOA attorney's qualifications. Suggestion by a homeowner to look into HOA specific law practices.

Meeting adjourned 9:25pm.