

LITTLE ROCKY RUN HOMEOWNERS ASSOCIATION
RESOLUTIONS ACTION RECORD

Resolution Type: POLICY No. 2012-3

Pertaining to: STAFF MEMBERS ACTION to RESIDENTIAL BEHAVIORAL ISSUES

Duly adopted at a meeting of the Board of Trustees held: November 8, 2012

Motion by: Jerre Thomas Seconded by: John Charters

<i>Vote:</i>	<i>Yes</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
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<u>Brian M Bleeze</u> President: Brian Bleeze	✓	—	—	—
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<u>Katie McGovern</u> Vice President: Katie McGovern	✓	—	—	—
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<u>John Charters</u> Treasurer: John Charters	✓	—	—	—
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<u>John Lindsay</u> Secretary: John Lindsay	✓	—	—	—
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<u>Jerre Thomas</u> Trustee: Jerre Thomas	✓	—	—	—
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<u>Scott McAuliffe</u> Trustee: Scott McAuliffe	✓	—	—	—
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<u>Joe Stein</u> Trustee: Joe Stein	✓	—	—	—
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FILE:

Book of Minutes: 2013

Book of Resolutions

Resolution Effective Date: 11/9/12



Board of Trustees Meeting Minutes

November 8, 2012 - 7:00pm
Recreation Center #2
6201 Sandstone Way

Trustees Present (in alphabetical order)

Brian Bleeze
John Lindsay
Katie McGovern
Scott McAuliffe
Jerre Thomas
Joe Stein
John Charters

HOA Staff Present

Lee Kauffman
Lori Mingione
CJ Tierney

Members Present

Jeff Marcaccio

WELCOME – Brian Bleeze welcomed members, guests and Trustees to the meeting.

CALL TO ORDER & QUORUM 7:02 PM – Brian Bleeze verified that a quorum of Board members was present and called the meeting to order.

RESIDENT COMMENTS: Trash Policy

CONSENT AGENDA- By unanimous consent, the Board accepts the minutes of the September 17 ARB Meeting and the October 24 Tennis Committee.

a.) Architectural Review Board: Needs more hearings to catch up.

BOARD MEETING MINUTES – The Board approved the October 25, 2012 minutes.

TREASURER'S REPORT: 3 waiver requests.

FINANCIALS: John Charters answered questions regarding the Financial Statements, Balance Sheet, Prepaid Expenses, Income/Expenses, and interesting statistics.

UNFINISHED BUSINESS:

ASPHALT - Maintenance Manager, CJ Tierney presented schedule of Asphalt for Sequoia Lee.

HVAC- Investigate options for a gas system to replace HVAC.

POOL CONTRACTS –Motion made by Brian Bleeze, upon successful termination of Premier Pools, LRR would like to go into negotiations with NV Pool- 2nd John Charters, unanimous consent.

TRASH POLICY UPDATE. Trash policy was sent to ARB for revisions last month, Table to January to await ARB Board response. Resident asked we change the 5pm allowance (changed from 6pm) night before to place trash on curbside.

NEW BUSINESS:

OFFICE PHONE SYSTEM – Table from October to December BOT Meeting.

LATE FEE POLICY – John Charters Motion to approve with amendments, 2nd by Katie McGovern, unanimous consent.

DMA RESERVED STUDY- Reserve sub-committee formed – John Lindsay, Jerre Thomas, Scott McAuliffe.

STAFF SAFETY- Jerre Thomas 1st, John Charters 2nd- All in favor.

MANAGER'S REPORT – Lee Kauffman, Community Manager, delivered the manager's report.

EXECUTIVE SESSION – 9:40 PM – By unanimous consent, the BOT moved into the Executive Session to discuss matters subject to attorney-client privileges, obligations of individual lot owners, and personnel matters.

OPEN SESSION – 11:20 PM – The Board reconvened into Open Session

NEXT MEETING DATE – The next regular meeting of the Board of Trustees is Thursday, December 13, 2012 at 7 pm in RC #2.

ADJOURNMENT– By unanimous consent, the meeting adjourned at 11:21 PM


John Lindsay
Secretary

Little Rocky Run Homeowners Association **Policy Resolution No. 2012-3**

(Staff Members Action to Resident Behavioral Issues)

WHEREAS, Article II, Section 2.2.c of the ARTICLES OF INCORPORATION OF LITTLE ROCKY RUN HOMEOWNERS ASSOCIATION provides for the establishment of rules and regulations for the use of its property; and,

WHEREAS, Article VI, Section 1(d) of the DECLARATION provides that the Board of Trustees shall adopt general rules, including but not limited to rules regulate potential problems relating to the use of the property and the well-being of the members, and

WHEREAS, Article VI, Section 9(d) of the BYLAWS OF LITTLE ROCKY RUN HOMEOWNERS ASSOCIATION enables the Board of Trustees to adopt and publish rules and regulations including fees, if any, governing the use of the Common Areas and facilities and the personal conduct of the Members and their guests thereon, and include these in the Book of Resolutions; and,

NOW, THEREFORE BE IT RESOLVED THAT the following rules be adopted with regard to the handling of disturbance calls/reports on the Common Areas of Little Rocky Run Homeowners Association be handled by Little Rocky Run Staff in the following manner:

I. DEFINITIONS

- A. **DISTURBANCE:** The term "Disturbance" is generally defined as the unsettling of proper order in a public area through one's actions. This can include creating loud noise by fighting or challenging to fight, disturbing others by loud and unreasonable noise (including loud music), or using offensive words, shouting, or speaking in an aggressive fashion.

II. ENFORCEMENT PROCEDURES

- A. **VERBAL WARNING:** The Little Rocky Run Staff member should briefly explain to the Resident and/or Resident's Guest, that their behavior is unacceptable and ask them to end such behavior immediately.
- B. **ASK THEM TO LEAVE:** Should the disturbance continue after such verbal warning, the LLR HOA staff member shall ask the Resident and/or Residence's guest to leave the HOA property immediately. If the Resident and/or Resident's Guest does not leave upon request:
 - 1. Call the Fairfax County Police Department's non-emergency number and report the disturbance incident requesting that an officer be dispatched to the location of the disturbance.
 - 2. While awaiting the FCPD officer, the LRR HOA staff member shall write a short summary of circumstances of the disturbance.
 - 3. Be available to answer the FCPD officer's questions regarding the disturbance.
 - 4. Provide the written summary to the Community Manager or on-call Manager.

The Board of Trustees adopted this Resolution at a duly convened meeting on the 8 day of -- November, 2012 and directed that the same be incorporated into the Book of Resolutions.

LITTLE ROCKY RUN HOMEOWNERS ASSOCIATION

By: Brian M Bleeze
Brian, Bleeze
President, Little Rocky Run Board of Trustees