

**Minutes for Annual Meeting of the Omisol Estates  
Homeowners' Association  
Thurs, Feb 2, 2006**

The annual Omisol Homeowners' Meeting was held at Christ Our Lord Church on the corner of Minnieville and Omisol Roads on Thurs, February 2, 2006. Mr Bill Boston, President, called the meeting to order at 7:40 pm. Bill outlined the agenda for the evening and introduced the new homeowners since last year's meeting, Scott (and Robyn) Ward. The other new homeowners, Richard & Starlet Teach, were not present.

Brian Evans, chairman of the Architectural Committee, presented the report of the year's architectural requests. He said the other AC committee members are: Bill Milne, Ron LaFond, Bill Gould, and Bernard Oliphant. Brian said there were thirteen requests this year – no major issues. The biggest request for the year was Lawrence Roth's request for a detached garage and cement driveway, which were approved. Brian said if anyone had suggestions or observations, they could let him know. Brian said the AC forms may be downloaded from the website. Deborah Hart asked if the guidelines were written down somewhere. Brian said the AC guidelines are on the website and they are also in each homeowners manual. Brian said that anything that is done that changes the outside appearance of the home needs to have an AC request submitted. Bill said that the AC Committee is responsible to the Board.

Brian also explained the website; it is "omisolhoa.com." He is responsible for updating the information on the site. The annual minutes are posted on the website. Brian said he is in the process of updating the website to get more forms and pictures downloaded. There is a board members area that is password protected. Brian said if anyone had any suggestions, they could email their suggestions to him and they could be put under a "links" page.

The election of the new officers was conducted. Members were voting for the position of secretary and treasurer, each one-year terms, and also for a member at large board position, a three-year term. Kay Richardson was the only nominee for the secretary position; Lawrence Roth was the only nominee for the treasurer position. Nominees for the three-year term were: Kevin Caudle, Jane Dudley, and Brian Evans. Bill asked if there were any other volunteers; there were none. Jane Dudley was not present,

but each of the other candidates introduced themselves and said a few words on their behalf. Deborah Hart asked if Lawrence could have a back-up. Bill Boston said that was discussed at the last board meeting. Votes were cast. Kay Richardson and Richard Jessie counted the ballots. Bill announced the results. Kay Richardson and Lawrence Roth were elected to the positions of secretary and treasurer respectively. Bill initially announced that Kevin Caudle won the election for the three-year term. (However, after a later review, a discrepancy in the tabulation of the proxy votes was discovered. The Board met and after considerable deliberation, it was determined that Brian Evans actually won the majority of the votes cast.)

Lawrence Roth said several people have asked him why dues checks are held so long sometimes. Lawrence said checks are picked up at the post office about once a week and only two deposits are made per month. It depends on when the checks come in and when the deposit is made – he does not deposit each check individually. Lawrence said Kelly Caudle has agreed to be the back-up treasurer and he has been working with her.

Lawrence then presented the Treasurer's Report. We have two Certificates of Deposit: \$23,989.12 and \$18,463.96 = \$42,453.08. The balance in the checking account is \$31,141.11. Total is \$73,594.19 as of Dec 31, 2005. Income for 2005 was \$19,089.44; outflows were \$15,474.67. Last year we took in \$3614.77 more than was paid out. Deborah asked if someone in the community could take over maintenance of the common area at a lower cost. Bill said the prospective candidate would have to have certain qualifications and liability coverage. Lawrence thought it might be a conflict of interest. Lawrence presented the proposed budget for 2006. Trash fees are going up this year. The projected deficit for the year is projected to be \$434, barring any other additional expenses. Projected cash on hand for Dec 31, 2006 would be \$73,160. We will incur a lot of expenses with the lake/spillway this year. No income figures for the T-mobile contract were included but are expected to be approved in the near future. Motion to accept the proposed budget was made and seconded. Proposed budget for 2006 was approved unanimously.

Lawrence said the legal fees from our current lawyers are excessive and we cannot afford them. The Board is going to be looking for another company that will bill us at a more reasonable rate. Corey Stewart said he would look into other companies that would be more appropriate for our needs.

Bill asked if anyone would be willing to serve on the Lake Committee. Volunteers were: Kelly Caudle, Karren Shinn, Bernard Oliphant, Dawn Matthews, Jim Reeves, Obie Baker, Joanne Griese, and Martina Milne. Bill said the Lake Committee would work closely with the board and get involved in common area maintenance and development. They will be involved with the spillway project.

Kay Richardson talked to the members about this summer's picnic and thanked the board for the budget. Kay said Joan Youravich has contacted the DJ we had last year. The only date he is available is June 10<sup>th</sup>. Kay asked everyone to mark June 10<sup>th</sup> on their calendar for this year's picnic and more details will follow. Jerry Delane said he would check into the tent availability. Kay said it would be hard to top last year's picnic, but the Social Committee will try.

Bill provided an update on the status of the T-Mobile contract. T-Mobile has renewed their option in pursuing the construction of the tower. The Board was concerned about why the process was taking so long. Corey Stewart brought Suzanne Tower, Prince William County Planning Office, to the last Board Meeting to give us an update on the approval process. We were concerned that the project was being held up at the county level. The Board learned that the county had asked T-Mobile to complete five items that needed to be done prior to granting approval. T-Mobile has not yet completed all of the items on the checklist. Jim Hart called the engineering company representing T-Mobile and they have assured us that the items will be completed before the due date in late February. After these items are completed satisfactorily, we should expect approval by the county. Ron LaFond asked for an example of one of the items that needed to be corrected. Bill said one example was the road width for the entrance. Also, another item was that VEPCO needed to be notified. We expect to have the T-Mobile project completed by the second quarter and start receiving the income of \$700 per month. That will play a significant part in what we have planned for the future.

Next Bill asked Corey Stewart to present an update on the Merganser Road repair. There was an erosion problem under the pavement near the Todd's property. VDOT had put a temporary patch on the area and did not want to put a permanent patch until the county fixed the erosion/drainage problem. Public Works came out and built check dams along the hillside to slow down the water. They have also replaced the culvert and will

re-evaluate this spring to see if they need to continue down a little farther. Total cost so far is \$20K. Corey said VDOT has agreed to do a permanent patch if the repairs are good.

Corey Stewart also addressed a new development near Omisol. Corey said on the other side of Omisol, the other side of Minnieville, there are about 900 acres – the last large available parcel in eastern Prince William County. The county had hoped to preserve this land to build nice office spaces, etc. The Caton family owns approximately 30 acres next to the trailer park, but the developer wants to clear cut the whole parcel and build approximately 250 apartments initially. Corey said this would completely change the character of the community and what the county had envisioned. Corey would like to have our community come out against this plan – office spaces would bring a lot of county revenue and doesn't cost as much in terms of services.

Corey said that he found about another development affecting our community – right behind Bernard Oliphant's house. The American Legion is planning to sell their property – 22 acres to NVP Homes. They plan to build 55 homes. As part of the deal, the developer would build a new facility for the American Legion with six acres. There is a county-built Little League ball field on the property. This property was zoned for park and open space. The developer has to come back to the county to request a change to residential development and ask for rezoning. The area drains into our lake. Corey said he initially thought it might be a way to get the developer to put up a proffer for improvements to the lake in exchange for approval. But the county said that would be outside the scope. Obie asked how it would impact the roads; Corey said they would have to widen the road. Bill said the Board is concerned about possible contributory erosion and waterflow into the lake.

Corey also mentioned that the Minnieville Road construction is scheduled to start this spring. The county has agreed to install decorative street lights, not the overhead lights. Corey said there is a church that will be built across from Omisol and hopes that the extra traffic will warrant a traffic signal. We will not have a traffic signal when the road is first widened.

Deborah Hart spoke about the rezoning for the middle schools. The children in our community will no longer be attending Fred Lynne. The School Board has two options: Lake Ridge and Woodbridge Middle. They will decide on Feb 22.

Bill spoke about the lake development plan – the steps we’re taking to secure a solution to the dam and an approximate time frame. We don’t know the estimated cost yet. The dam has been cleared and was budgeted for in 2005. Bill said Jim Reeves provided him some new information, but don’t know for sure yet how this will affect us. There is a fourth possible classification of the dam. By being considered a Class I or II, certain things must be done concerning the integrity of the dam in addition to the spillway. The most expensive would involve the dam. One of the justifications for a Class IV would be that a dam failure would not lead to loss of life or economic loss to others. We need to meet the 100-year flood plain requirement. One of the concerns of the Board was the downside liability if the spillway should break. Bill said every community along the way has had to avoid the 100 year flood plain. So what we have to do now is complete a dam breach analysis survey to secure this classification. We have to work with the engineering firm to get the survey done. Lawrence asked what the advantage was to being a Class IV dam versus Class III. Bill said 1 & 2 involve the dam; 3 and 4 involve the spillway. Jim Reeves said a Class IV would not be a mandated state interest – we don’t have to get certified. Jessie said we have to continue our discussion as a Board and work with the engineer – details will be provided later when we find out more. Bill said Jim Reeves had talked to the state and they said based on what Jim told them, we would most likely be classed as a IV. We have to go through the process of proving that. Bill hoped the survey could be done in March. The next step would be the approval by the state – hopefully in April. The next step would be a detailed plan by the engineering firm to rebuild the existing spillway – possibly in May. Next step would be to put the plan out for bids to complete the new spillway – in the May timeframe. Assuming all this is completed, Bill would like to have the plans presented to the homeowners. Bill said if this schedule holds true, the spillway should be completed in the June time frame. Bill said we are looking at areas where we can get to the lake. That is the challenge the Lake Committee faces. There is a lot of potential for development of a nice area to walk around the lake and picnic areas. Martina Milne said she appreciates all the work the board has done behind the scenes. Bill praised the efforts of Jim Hart for the work he has done.

Jim thanked Bill for serving on the board the last three years. He said we are facing challenging areas now that we haven't had to face before. Jim said he believes we're on the right track. We do not take a single step without considering the impact on the homeowners, and this will not change.

Meeting was adjourned at 9:15pm.

Respectfully submitted,

Kay Richardson  
Secretary