

## **WHOA Board Meeting**

Thursday, October 13 2011

6:30pm-8:30pm

Richard Byrd Library Conference Room

**Present:** President Eric Woller, Vice President Ken Klimpl, Treasurer Aaron Pagnotti, Secretary Kathryn Verber, Member at Large, Russ Carl, Cardinal Management, Dave Crone

The meeting was called to order at 6:30pm. There were two homeowners present. The minutes from the September 13, 2011 meeting were reviewed and approved.

### **Homeowners Forum:**

Homeowner reported Verizon not cleaning up after their work. *David to follow up with contact at Verizon. Encouraged notifying Management/board at time of occurrence.*

Request for fence repair/replacement along Old Keene Mill Road at end of Castine Lane. *Reviewed fence, maintenance in upcoming budget.*

Homeowner requesting permission for camera on his property due to car damage. *Discussed options. If inside unit, no issue. If mounting something external, would need to submit for size, placement. Also noted that external could be damaged.*

Question from homeowner about not doing request, not easily visible area. *Reviewed if not corrected, will be addressed if home goes for sale in estoppel at time of sale. Reinforced inspections to help maintain value of the community and the properties.*

### **Officers Report:**

Treasurer Aaron Pagnotti, want to review for other options to avoid service fees from some of the accounts. Review audit date.

Discussion by Ken Klimpl regarding income accrual and expenses. *Per Dave, current system is standard for HOA's.*

### **Architectural Committee:**

Follow up on ACC unit reviews. Many requests for extensions due to time of year, weather. Have been granted. Noting next year anticipate inspections being done in March/April time frame to enable work to be done in warmer weather. While many have items to address around their homes, most homeowners have been positive in their participation.

Request from one homeowner for assistance with color no longer available. Submit and be reviewed.

### **New Business:**

2012 budget draft started.

The meeting was adjourned at 8:34pm.

The next meeting will be Thursday November 10, 2011 at Richard Byrd Library, 7250 Commerce Street, Springfield from 6:30pm-8:30pm.