

**Westhaven Homeowners Association
2012 Annual Meeting
Thursday, December 13, 2012
Richard Byrd Library Conference Room**

Welcome: Eric Woller, President, welcomed homeowners and called the meeting to order at 7:00pm.

Proof of Notice of Meeting: Provided by David Crone, representative of Cardinal Management, Westhaven's property management company. There were 26 homeowners present and 11 proxies on hand. Quorum confirmed.

President's Remarks: The purpose of the meeting is to elect a new board member, one position opening (Eric Woller completes his term), review activities over the past year and encourage homeowner discussion.

Extensive tree pruning was completed throughout the community. Major drainage projects were completed. Curb work is to be addressed next year.

Grounds maintenance/snow removal contractor will be changed to Valley Crest at the same level of service and cost.

Approval of the December 8, 2011 Meeting Minutes: Motion made and approved.

Call for Candidates: Eric Woller volunteered to continue to serve on the Board.

Comments by Candidates: Mr. Woller reviewed recent service.

Vote to Elect Members to the Board of Directors: As Eric Woller is unopposed no vote is required.

Open Forum:

- Discussion about community parking and enforcement (ticketing and towing).
- Discussion about security with several vehicle break-ins and poor community lighting. Homeowner inquired about the possibility of hiring off duty police officers to patrol at a cost of \$125-\$150 per day. Non-emergency police number provided (703.691.2131); homeowners encouraged to call if they see suspicious activity.
- Detailed budget review. Several homeowners questioned various lines of the annual budget (interest income, legal reimbursement, tree maintenance, property repairs). Explanations provided. Reserve account balance at \$160K.

Meeting adjourned at 8:35pm. The next meeting will be January 10, 2013 from 6:30-8:30pm at Richard Byrd Library.