

WHOA Board Meeting
Thursday, April 14, 2016
6:30pm-7:54pm
John Marshall Library

Present: Ken Klimpl, President; Aaron Pagnotti, Vice President; Andy Izaguirre, Treasurer; Judy Perry, Secretary; Sam Morrison, GHA management.

Absent: Sarah Mishan, Member at large.

Meeting called to order at 6:35pm. There were three homeowners present.

Andy moved to approve March minutes as amended; Judy seconded. Aaron abstained. Minutes approved as amended.

Homeowners Forum

Homeowner inquiry: Homeowner expressed concern about numerous parking violations, especially for designated green spaces. Non green permitted vehicles are routinely parked in designated green spaces.

Response: Our existing documents do not allow for enacting or enforcing parking rules. This is one of the reasons the amendment was initiated. Once the amendment is approved by 51% of the homeowners we can begin the process of enacting and enforcing parking restrictions.

Homeowner inquiry: Homeowner expressed concern about drainage issue; after rain there is so much mud she cannot access her backyard (7317 Westmore Drive).

Response: Sam will add this area to the other drainage areas to be addressed by Professional Grounds, Inc.

President

1988 Declarations and Covenants Revision: To date 70 homeowners have returned the signed/notarized amendment documents. Additional letters were sent to green permit holders, absentee owners and other owners who have not yet signed. These letters have generated several requests for notary services. Ken will setup a signing table in his driveway during the annual spring community clean-up on May 7th.

Vice President

As a goodwill gesture Professional Grounds, Inc. refunded the 20% major snow storm charge (\$4,581.63). This charge was specified in the original contract. Professional Grounds, Inc. is also working to dispute the subcontractors' snow removal charges since we reported the crews were earning tips by plowing individual driveways. Aaron has photographic evidence to support the reported actions (photos to be provided to Sam).

Treasurer

Dominion Power: Brian's point of contact provided a quick response to our request for information about the community lights. Dominion Power subsequently provided additional information directly to Andy. The Association receives four separate bills for community lighting and electricity use (four separate meters). Dominion Power is responsible for maintaining 14 community lights while the Association is responsible for maintaining 9 community lights. The bill for account #1489546539 indicates no kilowatt usage (for more than a year) with a monthly charge of \$5.30; Sam will request termination of service to this account.

Andy asked for an explanation of the 2% reduction on the February Professional Grounds, Inc. invoice. Professional Grounds, Inc. absorbs the credit card processing fee.

Dominion Paving: A second bid was not solicited for paving the second half of the community because of the good work performed on the first half and the price was reduced from the original proposal. Sam will ensure the speed bumps are included in the paving proposal. Sam will ask for a proposal to re-paint the yellow curbing throughout the community.

Architectural Committee

Roof replacement was approved for 6500 Milva Lane.

Requested driveway expansion was disapproved for 6508 Milva Lane.

Homeowner at 6512 Milva Lane requested the removal of an Association tree because the root system is damaging the driveway and has the potential to damage the house foundation.

Approved; Sam will get proposal for tree removal.

Management Report

Year-to-date financials show a net negative budget variance of (\$8,226.53) as a result of the snow removal expenses. The proceeds from the CD maturing on April 8th will be deposited into the Money Market account to ensure there is adequate funding readily available for paving the second half of the community. The substantial delinquency (\$8,487.62) from the prior homeowner continues to be worked by the attorney; we don't expect much recovery.

Sam will be going to court to represent the Association on six cases against homeowners for delinquency.

Sam completed a community walk-through with Professional Grounds, Inc. to identify tree trimming requirements to ensure sidewalk/driveway clearance, drainage areas to be addressed (proposals to be provided) and sprinkler system repair (tripping hazard resolved); overall the plants are healthy throughout the community.

Architectural inspections will begin in May. GHA is testing a new vendor that can handle the inspection software that is currently in use. Sam will conduct all inspections. All homeowners will be notified of their inspection results, with and without violations.

Old Business

Stamped concrete for east entrance is proving to be very expensive for the small area. Board is looking at alternatives. Two proposals are on hand, awaiting a third. Sam will ask Dominion Paving to provide cost estimate to put asphalt in the existing stamped concrete area.

Arbor/Pergola Repairs: Contract has been signed. Work will begin when temperatures are consistently about 65 degrees.

Spring Community Clean-up: Saturday, May 7, 9 – 11am (rain date May 14). Gather at 7513 Westmore Drive, Ken will provide coffee and donuts and setup a space for Notary Services for anyone who has not signed the amendment documents. Judy has bags and gloves for participants. Notices will be posted to all community mailboxes no later than May 4th or 5th. Sarah will post event to the Association web site.

Executive Session: 7:35 – 7:50pm

Judy moved to renew the management contract with GHA for two years with a CPI + 1.5% price increase in the second year. Andy seconded. Approved.

Meeting adjourned at 7:54pm. Next meeting will be May 12, 2016, 6:30-8:30pm at John Marshall Library.