

WHOA Board Meeting
Thursday, August 9, 2012
6:30pm-8:30pm
Richard Byrd Library

Present: Ken Klimpl, Vice President; Aaron Pagnotti, Treasurer; Kathryn Verber, Secretary; Russ Carl, Member at Large; David Crone, Cardinal Management

Absent: Eric Woller

The meeting was called to order at 6:35pm. There were six homeowners present. The minutes from the July 12, 2012 meeting were approved as amended.

Homeowners Forum:

- One homeowner with question regarding inspection report, addressed.
- Discussion of erosion for area behind 7330-7332 Westmore Drive, regarding access behind fence, downspout drainage. Need to clarify if existing pipe will connect to new pipe or drain to catch basin.
- Drainage and Erosion Solutions (D&ES) engineer provides 5 year warranty on work. Will check regarding drop off. Meeting county code.
- Request from one homeowner to print and deliver to all houses reminders for trash collection, cleaning up after pets, parking regulations. Discussed information is on the website, newsletter went out previously and was delivered door to door, no change in behaviors. Not approved by Board. Will use welcome packets to capture new residents and encourage use of website.

Treasurer's Report:

Reviewing budget and proposals.

- D&ES completed work on section of Milva Lane. Treasurer expressed concern with payment in the amount of \$13,087 to Drainage and Erosion Solutions, LLC (D&ES). D&ES provided an estimate for 3 areas of erosion repair totaling \$13,087. On 14 June 2012 the board approved one of the three areas on Milva Lane totaling \$2,850. Cardinal Management issued Check number 4912 for \$13,087 in error. Cardinal Management advised that Drainage and Erosion Solutions, LLC is aware of the over-payment and will return the funds.
- Would like to have online access to view only for review between meetings.
- Would like to start budget preparation at September meeting.
- Explore landscape contracts.
- 2010 audit is finalized. Awaiting Aulberg to complete 2011.

- Follow up to report from Springfield Nursery of community being behind in billing. Process reviewed by David, payment not sent until invoice received. Aaron requesting copy of invoice be cc'd to treasurer.

Committee updates:

Architectural:

Review of estoppel inspections, concern that management representatives have done inspections without the knowledge of community CCR. Past inspections have allowed things that are not within guidelines, such as stain on fences. Permitted: no tint, unstained or clear sealer; tinted stains are not within guidelines. Storm doors and light fixtures have been cleared, but are not within guidelines.

Dave to check with legal regarding future estoppels that may be compliant with guidelines but not same as original for owner.

Landscape and Grounds:

- Twin Oaks has done work. Punch list done. A few trees were discussed, felt to have several years left. Request for additional pruning of pines on Westmore, not to exceed \$250.
- Question regarding tree on Castine, request trimming, against house, on community ground.
- Reviewed large tree near playground, no thinning needed at this time.
- Stump still needs to be ground at front entrance.
- Erosion area on Westmore between houses, wait at this time. Explore alternatives that may be less costly - plantings.
- Sprinkler system was checked. Breaker was fixed.
- Will need to plan for snow removal in upcoming budget. None used but have November and December left.
- Reviewing current service with Springfield Nursery, many changes in staff, not receiving service from past. Requesting 3 bids for landscaping for new contract.
- Brick repairs:
 - CR Restoration bid for \$16,100, not sure if includes water or how that would be coordinated.
 - Areas need to be power washed, replace bricks for middle wall and monument. Dave to walk through with contractor for worst areas, get estimate.
- Defer wood wall until Spring. Per reserve study, due 2014. In interim, will address maintenance.
- Sidewalks and concrete areas with irregular areas. Look at worst, get estimates.

The meeting was adjourned at 8:30pm. The next meeting will be Thursday, September 13, 2012 from 6:30pm-8:30pm at the Richard Byrd Library.