

WHOA Board Meeting
Thursday, August 14, 2014
6:30pm-7:50pm
Richard Byrd Library

Present: Ken Klimpl, Vice President; Aaron Pagnotti, Treasurer; Judy Perry, Secretary; Russ Carl, Member at Large; Sam Morrison, GHA management.

Absent: Eric Woller, President;

Meeting called to order at 6:32pm. There were three homeowners present.

Homeowners Forum

Homeowner inquiry: Castine Lane homeowner inquired about the possibility of scheduling a community gathering (block party) to meet neighbors. She also suggested setting up a Westhaven Facebook page as a means of regularly sharing information.

Response: Others have also expressed interest in a gathering but no one has volunteered to take the lead to organize the event. Pot-luck gatherings have been successful in the past. Homeowner agreed to draft an e-mail message for Aaron to distribute to ask for volunteers. Management Company advises against Facebook page for privacy reasons and legal concerns. (If Facebook page could be limited to Westhaven homeowners it might be a viable tool. Also concerned that a Facebook page might turn into a complaint forum.)

Aaron motioned to approve July minutes as amended; Russ seconded. Minutes approved as amended.

Treasurer

Reserve Study edits were submitted to Miller Dodson, major concerns were failure to include irrigation system and updated financial data; revision is moving forward.

Draft audit report in the management documents for all to review and comment.

Architectural Control Committee

After-the-fact request from 6510 Westhaven Lane homeowner to modify the balustrade over the front entrance. As there are only two units in the community with this feature and the other unit already completed the modification (without prior approval), committee recommends approval. Russ motioned to accept the request for modification of the railing as is; Judy seconded. All approved.

Request for clarification of backyard patio modification (inside fence) approved via e-mail.

Management Report

Reserve Study: awaiting final print with submitted edits (include irrigation system and updated financial data).

2013 Draft Audit: included in management report. Aaron to review and work closely with Sam to finalize.

Landscape Maintenance Specifications: scope of work included in management report. Board members should provide comments to Russ by August 27th for forwarding to Sam. Sam plans to solicit bids by mid-September.

2014-2015 Audit Letter of Engagement: letter to engage Goldklang Group CPA to audit 2014 and 2015 provided to Aaron for review/signature.

2013 HOA Taxes: completed federal and state forms included in management report; no taxes due for either. Russ motioned to accept 2013 state and federal tax returns as completed; Aaron seconded. All approved. Aaron signed documents. CPA with e-file state return and mail federal return.

Executive Session (7:11 - 7:44pm)

Additional Items:

Russ reported street light cycling on/off at Milva and Westmore.

Russ requested Valley Crest to remove a downed tree with debris between 6514 and 6522 Milva.

Aaron and Sam will confer on the 2015 budget after the September meeting.

Meeting adjourned at 7:50pm. Next meeting will be meeting September 11, 2014 from 6:30-8:30pm at the Richard Byrd Library.