

WHOA Board Meeting
Thursday, August 13, 2015
6:33pm-8:01pm
Richard Byrd Library

Present: Ken Klimpl, President; Judy Perry, Secretary, Sarah Mishan, Member at large; Sam Morrison, GHA management. Absent: Aaron Pagnotti, Treasurer; Vice President—vacant.

Meeting called to order at 6:33pm. There were six homeowners present. All in attendance were asked to silence their cell phones.

Homeowners Forum

Homeowner inquiry: A list of multiple concerns was presented to the Board. Not all of the concerns are within the Board's control (i.e., deteriorating postal boxes, neighbors not picking up after their dogs). Some concerns are already on the Board's "to do" list (i.e., asphalt repair, tree trimming, arbors/pergola). Response: The Board has the responsibility of prioritizing maintenance/upkeep projects and making the best use of limited funding. Obviously it is not possible to address every concern to everyone's satisfaction. Homeowner input helps determine the priority order of an endless list of concerns.

Homeowner inquiry: Does the Board have any enforcement power for the various community infractions?

Response: Unfortunately the Board has little to no enforcement power given the current state of our outdated Declarations and Covenants. The amendment was initiated to rectify this situation.

Sarah motioned to approve July minutes as written; Ken seconded. Minutes approved.

President

1988 Declarations and Covenants Revision: To date only 16 homeowners have returned the signed/notarized amendment documents. Homeowners may not be aware that they can get Notary Public services at their bank or credit union without charge. Homeowner again volunteered to help organize a community event to facilitate get the signed documents.

Treasurer (provided by Sam Morrison, GHA)

Over \$60K in operating cash due to HOA quarterly assessment payments in July.

2014 audit representation letter was presented for signature, Ken signed as requested to initiation the audit process.

2014 federal and state tax documents were presented for signature, Ken signed as requested. Federal documents will be filed electronically, state documents will be mailed.

\$299K in investments; no additional CDs will be purchased until a final decision is made on asphalt repairs (estimated cost of \$250K).

Homeowner assessment delinquency amount is \$11K, most of which is due to one homeowner. The delinquency rate is about 4.58% (8% is acceptable).

Management Report

Tree trimming: Professional Grounds Inc. proposal for tree trimming behind 7051 to 7559 Westmore Drive to be discussed in Executive Session. Multiple homeowners surfaced significant safety concerns during July HOA meeting.

Asphalt Repair: Three paving proposals discussed during Executive Session. Work will be divided into two phases (one phase to be completed in 2015 and one in 2016). It is estimated that the work will necessitate 3 to 4 days with no road access to half the community. Residents will be notified well in advance of the start date. Parking restrictions will be adjusted.

Brick wall tuck pointing delayed due to asphalt repair expenses.

Landscaping: Sam will request Professional Grounds Inc. to complete routine tree trimming in accordance with contract and pick up organic debris that is scattered throughout the community. Sam will also address the relevant landscaping related concerns provided during the homeowner forum.

Arbor/Trellis Repairs: GHA is still awaiting the proposal for repairs of the two arbors along Westmore Drive and the trellis in the park area. Proposals have been requested from GHA Services and Martin's General Contractor, Inc.

Executive Session (7:36 - 7:57pm)

Sarah motioned to accept the Professional Grounds Inc. job #35616 for trimming trees behind 7051 to 7559 Westmore Drive. Seconded by Ken. Motion approved.

Sarah motioned to accept the Dominion Paving and Sealing proposal to mill/replace asphalt, speed bumps and pavement markings (Phase 2, western half of Westhaven). Seconded by Ken. Motion approved (completing the western portion first will allow more time to get cost estimates for stamped concrete at the eastern entrance and develop a plan for the school bus traffic.

Meeting adjourned at 8:01pm. Next meeting will be September 10, 2015 from 6:30-8:30pm at Richard Byrd Library.