

WHOA Board Meeting
Thursday, February 11, 2016
6:31pm-7:35pm
Richard Byrd Library

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

Meeting called to order at 6:31pm. There was one homeowner present.

Homeowners Forum (nothing significant to report)

Sarah motioned to approve January minutes as amended; Andy seconded. Minutes approved as amended.

President

Overall the snow removal process was completed well and timely given the unusually large volume of snowfall. Sidewalks were reasonably cleared. Final bills have not been received (cost estimated to be greater than \$20K).

1988 Declarations and Covenants Revision: To date 57 homeowners have returned the signed/notarized amendment documents; Sam provided a list to each Board member. Within the coming week Sam will identify the owner occupied units for individual personal contact. Sarah has posted the signature page on the website; homeowners can contact us via e-mail if they need notary service.

Ken will speak directly to the Association's attorney (Aimee Kessler) to discuss the requested letter to explain the consequences of not amending the Declarations and Covenants in the current litigation environment. The Board plans to add a cover letter to distribute the letter to all residents.

Vice President

Website: Sarah paid the domain name renewal fee (\$45) for two years (expires January 14, 2018); reimbursement will be requested.

Treasurer

The Board ratified the consensus e-mail vote to purchase the CD as discussed at the January meeting.

Andy will work with Dominion Power to specifically identify the community lights that belong to Westhaven and ensure we are being billed accurately. This is the first step in transitioning to more energy efficient LED lights.

Management Report

Arbor/Pergola Repairs: Repairs will be initiated as weather permits.

Asphalt Repair: Research continues to determine who owns the stretch of pavement between Old Keene Mill Road and Westhaven stamped concrete. Sam will review the bus stop easement documents to see if it specifically identifies who owns that segment. Sarah has attempted to speak with the 7-Eleven manager about sharing the cost of that portion but their work schedules

conflict. Sam will solicit proposals for the stamped concrete at the main entrance (consider reducing the square footage).

Landscaping: Sam will walk through community with Professional Grounds, Inc. to trim all branches over the sidewalks to ensure adequate clearance.

Attorney charges: Sam will speak with the attorney regarding the charge to “Review the governing documents and notices in preparation for Annual meeting”. This charge has never been levied in the past.

Sam will request refund of the \$10 reinstatement charge from Nationwide insurance since the payment was not late and our coverage did not lapse.

Executive Session: 7:15 – 7:34pm

Meeting adjourned at 7:35pm. Next meeting will be March 10, 2016 from 6:30-8:30pm at John Marshall Library.