

WHOA Board Meeting
Thursday, January 8, 2015
6:32pm-8:40pm
Richard Byrd Library

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

Absent: Member at Large vacant.

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

Homeowners Forum

Homeowner inquiry: Concern about responsiveness of snow removal contractor.

Response: Given the road condition, the snow removal contractor responded in a reasonable amount of time once the call was placed. Contractor was called at 7:30 a.m., arrived at 10:45 a.m.; roads plowed, treated and sanded. Please keep in mind that Westhaven is not the only customer and we are not the first priority (emergency facilities have priority).

Homeowner inquiry: What community improvement/maintenance projects are planned for 2015?

Response: There is currently no itemized project plan. The severity of the winter season will be the determining factor in deciding what projects will be completed with the available funding. Currently asphalt repair bids are being reviewed; action will be taken in the spring. Twenty-three trees have been identified for removal/pruning, 6 more need to be evaluated. Tree proposals should be available for review during February. The contractor is working on a fully developed wooden fence repair estimate.

Homeowner inquiry: What are the planned dates for the spring and fall community clean up?

Response: Based on our previous clean-up dates we expect to get together on the first Saturday of May and November.

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

Aaron motioned to approve December minutes as written; Russ seconded. Minutes approved as written.

President

The new snow removal/grounds maintenance contractor (Professional Grounds, Inc.) responded in a timely manner and performed well.

Law firm, Segan, Mason & Mason, estimates the cost to review/rewrite/amend our 1992 declarations and covenants would be \$6K to \$10K (including estimated \$3K for title searches). Extensive discussion as to why this expense is necessary (ultimately, updated documents protect the Association and specify its authority to make/enforce resolutions/rules for the common good). Ken will get clarification of additional questions.

Treasurer

Funds were moved from Morgan Stanley Reserve Account to Smart Street Reserve Account to increase flexibility and earnings and reduce fees. Additional CD purchases will be delayed until other financial decisions are made.

Architectural Control Committee

Issues to be addressed in Executive Session.

Old Business/Management Report

The Treasurer noted that the 2013 Audit has been completed by Goldklang, LLC. Sam Morrison reiterated the concern expressed by Goldklang that the community was running with a negative equity of (\$34,428). The Treasurer explained that the current negative equity is a result of previous years over expenditures, and we have experienced a positive trend in owners' equity since 2010. [Note: As of 12/31/2010, the owners' equity was (\$81,616)]. The treasurer stated that 2014 was a challenging year, but despite significant overages in the 2014 budget (primarily snow), the overall impact on owners' equity will be minimal due to the \$30,000 Operating Reserve contribution in 2014. The board will continue to address the negative owners' equity in future budget projections.

The Board needs to review the Reserve Study to determine improvement/repair projects for 2015 and plan in accordance with the available funding.

Potholes have been repaired. Community lighting has been repaired. Wooden fence repair estimate in development. Tree removal/pruning estimate in development. Bids have been solicited for pest control contract.

Exposed Verizon wiring—Verizon continues to delay action. The last time we had to request assistance from Supervisor McKay.

Crime Prevention—Sam is working to initiate the annual letter of intent and required form to allow the police department to come through the community for routine law enforcement (i.e., traffic violations).

Judy motioned to approve reimbursement to Russ for pothole and community lighting repairs (receipts submitted); Aaron seconded. Reimbursement approved.

Executive Session (7:18 - 8:00pm)

Russ motioned to engage Segan, Mason & Mason to review/rewrite/amend the 1992 declarations and covenants and perform title searches for first mortgage holders at a cost not to exceed \$8K; Judy seconded. Motion approved.

Meeting adjourned at 8:40pm. Next meeting will be February 12, 2015 from 6:30-8:30pm at the Richard Byrd Library.