

**WHOA Board Meeting
Thursday July 11, 2013
6:30pm-8:30pm
Richard Byrd Library**

Present: Eric Woller, President, Ken Klimpl, Vice President, Kathryn Verber, Secretary, Aaron Pagnotti, Treasurer, Russ Carl Member at Large, Sam Morrison, GHA management

The meeting was called to order at 6:30pm, quorum present. Sam Morrison, regional manager with GHA was introduced as Westhaven contact. There were 9 homeowners present.

Homeowners Forum

Reminder, Cardinal did not stop direct payments. Sam following up if refund to member or forward to GHA.

Inquiry regarding curb painting. Addressing the order of striping and curbs, sealer.

Report speeding with in community, running of stop signs. Concern speed bumps are not effective. Inquiry if Fairfax county police patrol. Per Sam, not in document, can't do. Resolutions would need to be made. Community cannot enforce. Encourage people to remind drivers if appear to be speeding. Suggestion for neighborhood watch resurrection. Sam agrees good idea, would need chair/vice chair, report to board; is within community documents. Can send information, be cooperative, no enforcement authority. Could request regular patrol with Fairfax County Police, increase presence with NW. Community has letter currently on file with FCP to police property, monitor for speeding and stop sign running. No volunteers for Neighborhood Watch.

Follow up to children playing in the street. Parents responsible for children. No Board/Community jurisdiction. Per Sam, covenants and restrictions could change, extended process requiring ratification by 75% of community and mortgagers.

Question regarding doggie lid. Has been fixed. Bolts bent, now lays flat.

Status of inspections. Architectural to follow up with Sam after meeting. Management will be following up on inspections. Coordinate after meeting.

Striping contract. Request warranty or maintenance plan. Review of options high pressure blast, then stain. Absorbed, so last longer.

Minutes were reviewed. Motion made by Ken, seconded by Eric. Unanimously approved as amended.

President's Report:

Light pole audit has been completed. Working on numbering poles.

Moving forward on proposal for striping, painting.

Discussed parking with Sam. Will be getting new hang tags for temporary passes and warning stickers with GHA information. Currently still with Dominion Towing.

Treasurer:

CD purchased, \$30K through Morgan Stanley.

Request final copy of curb work proposals.

GHA management report:

Multiple proposals. Drainage, graffiti. Valley Crest, striping, lines to be addressed during meeting.

Request Board to email management with changes. Reading synopsis prior to meeting.

Review of bad debt. Note and remove from current delinquency list. If collect at later date, will be noted as income.

Sam not available for 2nd Thursday meeting in August.

Old Business:

Flooding in Castine, previously addressed in March/April, forwarded to Cardinal. Not sure of status. Will follow up with GHA. Fill or sod may be appropriate.

Curb Painting. Discussed options paint vs. stain, warranties, overall needs of curbs, lines, crack seal, seal coat, speed bumps. Ken made motion to accept ATS quote #676 for \$20,810.25 for power wash repair with gel patch, crack fill, striping and curbs using stain. Seconded by Aaron. Approved unanimously

SM crack seal and cement/gel patch. Aaron request rough estimate for entire neighborhood, approximately \$30K.

American Disposal. Requesting out by December. Sam, if not lowered, requesting 60d out clause for 12/31/13.

Engagement letter. 2012 engagement letter received. Per review by Sam, nothing showing Ahlberg paid 2012 taxes, may have penalty. Goldklang will do 2012 audit, taxes for 2012 and interim audit through 2013 and taxes. Negotiate 2013 final audit and possible pair

with 2014 audit. Can do 2012 and 2013 interim consecutively. Motion to engage Goldklang 2012 audit by Aaron, seconded by Ken. Approved. Sam to follow up for 2013 interim, full 2013 and 2014.

Lighting proposal. Table until asphalt addressed.

Valley Crest drainage area #1, Proposal 92176. Request meeting with Board to address. Possible stone swell. Request additional proposals, not to include Springfield Nursery. Need to prioritize areas. Aaron updated list - behind Westmore Ct., 6528-6530 Milva, 6516-6518 Milva, 7511 and 7527 Westmore. 6515 Castine (small). Request for proposals on all.

Executive session at 8:12pm.

From Executive Session Motions:

Write off bad debt from Previous owners in total of \$3,449.11 (removes from delinquency list) made by Ken, seconded by Aaron. Approved by all.

6529 Wren Drive. Motion to accept counsel's recommendation to accept counter offer of \$15K by Russ, seconded by Ken. Approved.

Motion made to accept counsels recommendation to satisfy delinquent debt, made by Ken, seconded by Russ. Approved by all.

Adjourned. Date of next meeting to be determined.