

WHOA Board Meeting
Thursday, July 10, 2014
6:30pm-8:32pm
Richard Byrd Library

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

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

Homeowners Forum

Homeowner inquiry: Milva Lane homeowner's visitors parked in neighbor's reserved space were towed at neighbor's request on two occasions. Who has the authority to request towing service?

Response: Dominion should not have towed at neighbor's request; only the Board President and Vice President have the authority to request towing. Ken will reinforce the contract rules with Dominion Towing. Sam will notify homeowners (not renters) that they do not have the authority to request towing in accordance with the current rules.

Homeowner inquiry: Have architectural inspections been completed? Have all notices been mailed out? What if no notice was received?

Response: All inspections have been completed. All notices have been mailed for the initial phase of inspections (Round 1). Notices were not mailed to homeowners without violations. Follow-up inspections are now being conducted (Round 2); some extensions have been granted.

Ken motioned to approve June minutes as written; Russ seconded. Aaron abstained. Minutes approved as written.

President

Reserve Study: Draft presented for review. Additional items must be identified quickly (within 30 days). The report will be finalized 45 days after all changes are addressed. The finalized study will be posted to the Westhaven web site and will be included in all resale packages. Homeowner expressed concern about getting asphalt repairs completed before winter. Aaron will consolidate comments and pass to Sam by 2pm, July 21st.

Treasurer

2013 audit in progress; auditor scheduled to consult with GHA next week. There should be no problem meeting the August 15th deadline.

We're holding cash on hand awaiting the Reserve Study decisions (vice investing in more CDs).

Architectural Control Committee

Request from 6510 Westhaven Lane homeowner (via email from 6502 homeowner): remove a large tree from the front of the property and install a post lamp near the sidewalk adjacent to the rear of the property. Site inspection completed with the following findings--the very large cedar tree is wholly located within the property boundary lines, due to an abundance of trees removal would be an improvement and is recommended; however, the cost to remove the tree is entirely the homeowner's responsibility. Per Article VII of the Declaration of Covenants, Conditions and Restrictions the cost of removal or pruning is not the HOA responsibility; a request for approval of modification must be submitted and approved before removing the tree; pruning the tree away from the house may be done

without prior approval. The type of post lamp requested would be similar in design to those used in Section II. A request for approval of modification must be submitted and approved before the installation of a post lamp; if approved the cost of installation and maintenance would be entirely the homeowner's responsibility (current and future). The homeowner (and her nephew) has been informed of the requirements.

Via email a homeowner reported a damaged/unsafe light post at the end of Serenade Place and Westmore Drive. Site inspection found the light post to be damaged but securely attached (presenting no immediate danger to the public). The Committee recommends the following: Request E Services Company performing routine maintenance during the next site visit (specifically, inspect the light post, adjust the globe and give an estimate of cost to realign the post).

Received one request for approval of modification for roof replacement. New shingles are in compliance with standards of design. Committee recommends approval. Ken motioned to accept committee recommendation; Aaron seconded. All approved.

Management Report

After extensive parking discussion Sam indicated that parking rules changes require a change to the By-Laws via a special meeting of the homeowners (10% quorum achieved with 20 homeowners or proxies). Copies of the existing parking guidelines and resolution were distributed for review along with a proposed revised policy resolution (# 2014-2). Ken will consolidate comments and pass to Sam prior to August HOA meeting.

After contact with Dominion Towing Ken indicated Dominion is not yet prepared to monitor Westhaven parking through use of advanced technology.

Executive Session (7:24 -8:32pm)

Meeting adjourned at 8:32pm. Next meeting will be meeting August 14, 2014 from 6:30-8:30pm at the Richard Byrd Library.