

WHOA Board Meeting
Thursday, June 14, 2012
6:30pm-8:30pm
John Marshall Library Conference Room

Present: Ken Klimpl, Vice President; Aaron Pagnotti, Treasurer; Russ Carl, Member at Large; Kathryn Verber, Secretary; David Crone, Cardinal Management

Absent: Eric Woller, President

The meeting was called to order at 6:37pm. There were three homeowners present. The minutes from the May 10, 2012 meeting were approved as amended.

Homeowner's Forum:

- Positive feedback for recent aphid spray. Request for formula on website.
- Inquiry about green permit, reviewed that application needs to be update every 6 months, does not automatically continue.
- Inquiry about status of sign for black top area at Milva Lane and Westmore Drive - close at dusk, children to be supervised. Has not been done.

Treasurer's Report:

- 2010 audit is being finalized.
- Per Cardinal Management, signature cards for the Virginia Commerce Bank operating account can not be updated to reflect the current board members. The current authorized signers on the account are the Cardinal Management Owners (Mazzei brothers) and the CFO (Daryl Payne). David Crone to advise if online access can be obtained for this account
- Awaiting confirmation of new CD's with Morgan Stanley.

Committee updates:

Architectural:

- Inspections have been completed and delivered to Cardinal for letters. Addressing non-conforming and following CCR's. Thank you to the volunteers who did the inspections.
- Question regarding dead tree on property, within property line, homeowner responsibility.
- Request from homeowner on Antrican Drive for storm door. Denied, homeowner to be sent copy of approved doors.

Landscape and Grounds:

- Bids in for erosion concerns. Springfield Nursery most expensive. Drainage and Erosion Solutions with proposal that can be broken down if needed. Agreed water issues need to be addressed first, once improved, will address walkways and landscaping. Three areas to be addressed:
 - Common area behind 7501 to 7511 Westmore Drive, right side of 7511 Westmore Drive
 - Common area behind 7324 to 7332 Westmore Drive and 6538 Milva Lane
 - Common area next to 6490 Milva Lane.
- Decision made to table area behind 7501-7511 Westmore at this time. May consider gravel swale, plantings to address on the side.
- Area behind 7324 and 7332 Westmore Drive, clarify if drop off areas to be backfilled or alternate measure to stabilize. Questions regarding permanent solution for the drop off area. Question if downspouts will be buried or along the ground, filling with plantings or cedar mulch, if it would wash away.
- 6490 Milva Lane, address with mulch and plantings. Motion made to have Drainage and Erosion Solutions address the common area next to Milva Lane with gravel drainage swale, stabilizing the ground surface by placing topsoil mix and hardwood mulch then planting a mix of pachysandra and liriodendron for cost of \$2,850 by Aaron Pagnotti, seconded by Russ Carl. Unanimous approval after discussion.
- Twin Oak Tree Care proposal for pruning and removal of trees in the community reviewed. First major tree pruning in some time. Motion made to approve their bid for removal of 24 trees at \$3,800 and pruning of 77 trees for \$3,234 for total of \$7,034 made by Aaron Pagnotti, seconded by Russ Carl. Passed unanimously.
- Masonry repairs to community brick fence. Request additional bids. Will be done from reserves.

The meeting was adjourned at 8:30pm. The next meeting will be Thursday, July 12, 2012 from 6:30pm-8:30pm at the Richard Byrd Library.