

WHOA Board Meeting
Thursday, June 11, 2015
6:34pm-7:55pm
Richard Byrd Library

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

Meeting called to order at 6:34pm. There were two homeowners present.

Homeowners Forum

Homeowner inquiry: Resident at 7338 Westmore Drive has deposited yard waste outside the fence and killed the grass in the common area. The unit has faux “stained glass” film on the windows which is believed to be in violation of the Architectural Guidelines. The unit needs to be pressure washed.

Response: GHA will contact the homeowner regarding these concerns.

Homeowner inquiry: There are dead trees behind 7342/7344 and 7350 Westmore Drive.

Response: These trees will be included in the next round of tree removals.

Homeowner inquiry: The repaired fence along Old Keene Mill Road looks good. The gap in the fence behind 6428 Westmore Court needs to be repaired to prevent trespassers from the apartments behind Westhaven.

Response: The Board made a conscious decision to delay repairs to the fence on the back side of the community because of limited funding.

Homeowner inquiry: Trees in the front park area look great; they will need to be watered in order to survive.

Response: The park area has in-ground sprinklers; higher sprinkler heads are to be installed.

Homeowner inquiry: Trees touch the top of SUV when driving through the community. Is landscaping company trimming as required by the contract?

Response: GHA is meeting with Professional Grounds, Inc. on Monday, June 15th to review contract performance; this issue will be addressed.

Homeowner inquiry: Milva Lane resident allows her cats to roam the neighborhood freely at all hours. This causes significant agitation for indoor cats in other units, which in turn causes disruption for those residents.

Response: Board will again ask the Milva Lane resident to maintain control of her pets.

Aaron motioned to approve May minutes as amended; Judy seconded. Minutes approved.

President

Drainage Repairs: Professional Grounds, Inc. completed installation of French drain to alleviate/reduce erosion between 7511 and 7513 Westmore Drive. Drain seems to be working as expected but it must be fully evaluated before final payment is issued.

Treasurer

The last Morgan Stanley CD matures on June 22, 2015. Aaron motioned to completely close the Morgan Stanley account when the CD matures, including the money market account and move all funds to the Union Bank Reserve Account; Judy seconded. Motion approved.

Management Report

1988 Declarations and Covenants Revision (erroneously dated as 1992 in previous minutes): Andrew Hill of Segan, Mason & Mason will prepare the signature document for every homeowner to sign. The draft is due to Sam at GHA by next week. The Board needs to determine the most expeditious process for getting the required number of signatures; possibly a special meeting with refreshments. GHA will notify all homeowners of the special meeting (for additional fee). Andrew Hill will be requested to attend the meeting to address homeowners' concerns. A Notary Public must be present to notarize all signatures. Simple majority (51% of homeowners) is required to amend the Declarations and Covenants. Segan, Mason & Mason received a few responses from mortgagees expressing both support for and opposition to the proposed amendment. (Note: Milva Lane homeowner volunteered to distribute notification flyers and organize gathering at the blacktop area if needed.)

Asphalt Repair: Two proposals have been received (Dominion Paving & Sealing, Brothers Paving & Concrete Corporation). GHA is awaiting two additional proposals.

Wren Drive Project: The third herbicide/weed control application has been completed; there will be no charge until all weed growth is under control.

Trees in park area: Crepe Myrtle Trees have been planted in the empty rounds in the park area. The Cherry Tree was relocated to "bump out" on Westmore Drive.

Architectural Inspections: All inspections are expected to be completed by June 30th. All homeowners will be notified of violations. Homeowners without violations will be informed as well so that everyone is aware that inspections have been completed.

Arbor/Trellis Repairs: GHA is still awaiting the proposal for repairs of the two arbors along Westmore Drive and the trellis in the park area.

Doody Calls Contract: Due to overflowing pet waste receptacles GHA will request an estimate for weekly collection (vice the current twice monthly collection). The trash bin at the east entrance sometimes overflows (most likely due to residents depositing normal household trash rather than keeping it inside their home until scheduled collection days).

Executive Session (7:35 - 7:54pm)

Meeting adjourned at 7:55pm. Next meeting will be July 9, 2015 from 6:30-8:30pm at Richard Byrd Library.