

WHOA Board Meeting
Thursday March 14, 2013
6:30pm-8:30pm
Richard Byrd Library

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

The meeting was called to order at 6:31pm. There were 4 homeowners present. The minutes from the February 14, 2013 meeting were approved as amended.

Homeowners Forum

Questions regarding transition to GHA for management. Will be effective June 1, 2013, current contract with Cardinal will end May 31, 2013. Letters to homeowners will be sent regarding the transition.

Question regarding return of funds (from erosion project), confirmed it has been resolved.

President's Report

No new business

Vice President's Report

Addressed with David for follow up with American Disposal to see if they will decrease current price. David awaiting response, has emailed twice.

Questions regarding trash in the area. Discussion of current trash policy, if new policy with more specific guidelines for times of setting out, storage of containers would need to be reviewed by attorneys. David to draft policy.

Treasurer's Report

Question if 2011 audit is completed and signed off. David to check.

Currently no invoice received from second snow event that Valley Crest responded to.

Architectural Report

Per Article X of the By-Laws the Architectural Committee will be referred to as "Architectural Control Committee"

Evan Lapore is the ACC chairman. The committee met on March 20, 2013, minutes pending.

Plan to review and update Community Handbook to clarify architectural guidelines outlined in Section VII. Handbook is replete with irregularities, contradictions and outdated information. Will wait until change of management to address updates.

Committee has done preliminary walk through of some units to address forms, consistency in evaluations.

Plan on starting inspections in mid-March. All 5 ACC members will participate in the process with 2 reviewing.

Addressing color palette and updating.

Estoppel inspections completed:

- 6505 Hubbardton. Unit settled in February
- 6514 Castine. Scheduled to settle later this month
- 6515 Castine Schedule to settle later this month
- 7336 Westmore. Scheduled to settle in May

Request for Approval of Modifications for unit 112 to replace existing deck and add paver patio. Approved 3/14/2013 without condition.

Hang-tags have been issued for violations of DCC&Rs include: holiday decorations on display, general appearance and trash/recycle containers not being picked up in timely manner.

New Business

Discussion of workman's compensation for HOA. Motion made by Ken Klimpl to start policy with Nationwide for workman's compensation at premium of \$750. Seconded by Eric Woller. All in agreement.

The next meeting will be April 11, 2013 from 6:30pm-8:30pm at the Richard Byrd Library.