

WHOA Board Meeting
Thursday May 9, 2013
6:30pm-8:30pm
Richard Byrd Library

Present: Eric Woller, President, Ken Klimpl, Vice President, Kathryn Verber, Secretary, Aaron Pagnotti, Treasurer, David Crone, Cardinal Management

Absent: Russ Carl Member at Large

The meeting was called to order at 6:32pm. There were 5 homeowners present. The minutes from the April meeting approved as amended.

Homeowner's Forum

Concern for children playing in streets, not using play area or blacktop area away from traffic.

Inquiry about responsibility of landscaping. Community is responsible for common areas and mowing all other grass areas (homeowners responsible for area inside deck space) and trimming of bushes done with common areas. Homeowner can also prune within their property. If replacing with like and kind, no review needed. If question, advise submitting request prior to doing any planting.

President's Report

Concrete work has started. David and Russ are overseeing. Noted small area had been missed, caught while work still be done. Several homeowners have taken advantage of having work done through TD&D while they are in the community.

If punch list over original, will come from concrete work reserves.

Parking remains ongoing concern. Continue to tow violators who are parking residential cars in visitor spots.

Received request from Nationwide regarding date of birth of members of board for workman's comp policy. David to clarify, workman's comp covers others but board members and need to get birthdates, if additional rider needed.

Vice President's Report

Linden tree that was removed, Valley Crest to provide proposals.

Confirmed signed 2011 audit. Aaron to forward copy to David.

Spraying for aphids set, David to check date next day for date. No notification needed because not going on ground.

Irrigation has been addressed, in order. Superior Sprinklers trying to invoice, had been cancelled.

Treasurer's Report

2011 audit forwarded. Noted growing delinquency list. Re-address after letters sent with new management information.

Architectural Control Committee

Estoppels done on

- 6506 Westhaven Lane
- 7305 Westmore Drive
- 7324 Westmore Drive
- 6504 Serenade in compliance

Request for a garage door replacement was approved.

Request for asphalt to concrete, will need to remain asphalt.

ACC 2013 inspections are done. Letters will be sent out after transition to GHA.

Follow up to painting for fire lanes by Fire Marshall. Ms. Moran has been out of office. Back up fire marshal agreed to plan to paint after concrete work done.

Curb painting: Part of reserve study. Needs to be traffic yellow. Estimate to request scraping and wire brushing prior to painting. Restriping of homeowners and visitor spots may be after black top work addressed. Looking at Fall for seal and asphalt work.

Propave, estimate \$5,836 for yellow only and removal. Also explore Finlay. Questions regarding prep work prior to painting.

Trash contract. Ken waiting to hear from Brad with American Disposal service for more competitive pricing. Current contract is for 4-5 years. Question for terminating early if no change in pricing.

New Business

Change in management companies. Sam Morrison from GHA present. David to coordinate with Sam. Ken to work with transition phase.

The next meeting will be June 13, 2013 from 6:30pm-8:30pm at the Richard Byrd Library.