

WHOA Board Meeting
Thursday, May 8, 2014
6:30pm-8:22pm
Richard Byrd Library

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

Absent: Ken Klimpl, Vice President

Meeting called to order at 6:30pm. There were eight homeowners present.

Homeowners Forum

Homeowner inquiry: Water flowing into Castine Lane homeowner's backyard due to erosion and improper drainage flow from common area making backyard unusable. Homeowner has asked repeatedly, when will this be addressed?

Response: Sam and Eric are scheduled to walk through the community during the week of May 19th to look at a number of grounds maintenance concerns; a proposal will be prepared for the June meeting.

Homeowner inquiry: Castine Lane homeowner concerned about back gate deficiency being cited yet again during inspection; gate shifts as ground changes, owner has previously repaired the deficiency but expects it will be cited again.

Response: Russ will review the area and make a recommendation.

Homeowner inquiry: Concerns about drainage in the area of 6518 – 6528 Milva Lane; too much water is being directed to the area and the drains are overwhelmed.

Response: This area is on the list for review.

Homeowner inquiry: Homeowner is disappointed in the quality of mulch being used by Valley Crest. It is nondescript and ineffective, washes away with rain. Homeowner concerned that we are paying more but getting less.

Response: When the contract was re-bid the costs were comparable among all vendors. The concerns will be highlighted with Valley Crest during the planned walk through. In late summer the contract will be re-bid as the current contract is only one year.

Homeowner inquiry: Homeowner expressed concern about dead branches on living trees.

Response: Valley Crest contract includes tree pruning up to 12 feet high twice per year.

Homeowner comment: Sprinkler heads have been repaired.

Homeowner inquiry: When will the entry signs be replaced?

Response: New signs are scheduled to be installed next week.

Homeowner inquiry: When will fido house be relocated? It is actually on private property (6513 Westmore Drive).

Response: Relocation is in the works.

Homeowner inquiry: Asphalt repair plan.

Response: Proposals are being compared. Current Reserve Study indicates major road resurfacing is scheduled for 2021/2022. Based on the current condition we cannot wait that long. Since we are due for

another Reserve Study (every 5 years) the decision on the scope of road repairs will be made after the study.

Homeowner comment: Homeowners complimented the spring cleanup effort and expressed interest in repeating the effort in the fall. The flyer distribution was an effective way to get residents engaged. Homeowners also expressed interest in setting up a community gathering or pot luck; several indicated their willingness to organize the event.

Response: Thanks to all participants for the team effort. Another effort will be organized for the fall.

Homeowner inquiry: What can be done to address parking abusers? Residents with more than two vehicles are incorrectly parking in visitor spaces. They shuffle their vehicles to avoid ticketing/towing.

Response: Options need to be reviewed. Bylaws need to be revised to close the policy holes and inconsistencies. Also time to review the Green Permit holders (normally twice a year).

Homeowner inquiry: How should residents notify the Board when new residents move in?

Response: Send notice to the Board email address (board.westhaven@gmail.com).

Aaron motioned to accept April minutes as written; Judy seconded. Russ abstained. Minutes approved.

President

Due to challenging winter and prior inadequate repair efforts the roads throughout Westhaven need to be repaired. Proposals are being gathered/reviewed. Sam will research options for pot hole repairs.

Eric and Sam will conduct a community walk-through with Valley Crest to ensure all concerns are addressed.

Several common area lights are in need of repair because they are either constantly on or off: 7332, 7541 and 7561 Westmore Drive. Sam will request action from the contractor.

Treasurer

2012 audit has been completed. Required documents have been finalized/signed.

Snow removal cost for the season totaled \$34,455 (\$25K over budget). The excess cost cannot be covered with replacement reserve funding; it can only be covered with operating reserve funding. This cost overage will adversely impact other priorities.

Homeowner requested a copy of the financials; in the future Sam will provide copies of an abbreviated financial report for review at the board meetings (private homeowner information will be withheld).

Architectural Control Committee

Six requests for modification were submitted. Five were approved as in compliance with the guidelines.

- 6507 Castine Lane/roof replacement

- 6501 Milva Lane/a. fence replacement; b. deck floor replacement

- 6513 Serenade Place/fence replacement

- 6514 Serenade Place/deck replacement

One was disapproved as not in compliance with Section VII, paragraph 3 of the guidelines. ACC deferred to Board. Board voted via email; all members voting to disapprove request. Russ to provide copy of email vote to Sam.

- 7352 Westmore Drive/repainting entire deck with Behr Overcoat.

Management Report

Wren Drive project: Required modifications will be addressed during Valley Crest walk-through.

Pruning proposals are being reviewed (3).

Investment strategies are being reviewed; on hold until asphalt repair decision is finalized. A Reserve Study is required by law every five years (last completed 2009). A Reserve Study is essentially a civil engineering study to evaluate property conditions and make recommendations on the timing of major repairs (i.e., roads, fencing, brick, etc.). Sam will request bids for quick turn.

Sam will send addresses of new residents (no names) to Judy for welcoming to the community.

Inspections ongoing.

Executive Session (7:39 -8:20pm)

Meeting adjourned at 8:22pm. Next meeting will be meeting June 12, 2014 from 6:30-8:30pm at the John Marshall Library (6209 Rose Hill Drive).