

WHOA Board Meeting
Thursday, May 14, 2015
6:30pm-8:24pm
Richard Byrd Library

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

Meeting called to order at 6:35pm. There were three homeowners present.

Homeowners Forum

Resident commented on patio stones placed in the walkway between Castine Lane and Milva Lane. Noted that they have greatly improved grass growth in the area.

Homeowners expressed concerns that grass height was too high, and requested Professional Grounds lower their blade height to a more “acceptable” level.

Aaron motioned to approve April minutes as amended; Russ seconded. Minutes approved 4-0.

President

1992 Declarations and Covenants Revision: All homeowners have been provided an update to the declaration. The board will likely make a July push for signatures and amendment approval. An update from Segan, Mason & Mason (SM&M) regarding responses from mortgagees should be forthcoming shortly. President will check with SM&M to determine if there is any time requirement for amendment approval.

Community Spring Clean-up: Annual spring clean-up was held on Saturday, May 2nd. Event was successful, and had the participation of many homeowners.

Treasurer

Current expenditures for 2015 are approximately \$1,500 over budget. The expenditures do not include recently approved erosion or fence repairs. Treasurer cautioned that the board will need to be judicious in spending for the remainder of the year to avoid running a budget deficit in 2015.

Treasurer confirmed \$81K has been moved from Union Bank checking account into Union Bank reserve account. CD purchases remain on hold until asphalt repair decision is made. [Note: Smartstreet Bank has changed its name to Union Bank.]

Vice President (nothing significant to report)

Architectural Control Committee (ACC)

The ACC presented the board with a homeowner request to install Sun Tunnels on the roof of their home. The board ultimately decided that Sun Tunnels presented on the application do not significantly alter the roof profile any more than current plumbing vents and skylights. Future requests for Sun Tunnels (or similar devices) will be considered on a case-by-case basis, and the visibility of the Sun Tunnels from the

roadways, common areas, and neighboring units will be considered in future requests for approval. The board approved the request 3-0, with one abstention (Russ Carl).

2015 architectural compliance inspections were originally scheduled to begin April 14th, but have been delayed due to weather.

Management Report

Asphalt Repair: Significant discussion held on asphalt repair. The board will entertained a proposal in executive session for asphalt repair and crack sealing for \$32,000. Recommendation from a paving vendor was that since several areas of the pavement are “moderately severe or worse”, that asphalt repair and crack sealing was the best approach, and that seal coating was not advised. The 2015 reserve study recommended seal coating in 2015 and full replacement in 2017. Board members were concerned that the significant outlay of funds (\$32K) may only extend the life of the roads by a couple years, and that full road replacement earlier than 2017 may be the better option. The total cost to replace the roads is estimated at approximately \$220K. The Board will obtain 3 proposals from road replacement, and will consider full replacement phase over a 2 to 3 year period. Alternatively, the Board will consider deferment of the road replacement to 2016 to build up reserve funds.

Masonry Repairs: Sam is working with vendors for estimates for brick wall repairs.

Pest Control Contract: Sam continues to negotiate with prospective vendors.

Fence Repairs: Martin’s General Contractor Inc. has completed fence repair along Old Keene Mill Road.

Drainage Repairs: Professional Grounds Inc. will begin drainage and erosion repairs between 7511 and 7513 Westmore Drive on May 15th (weather permitting).

Trellis Repairs: Sam working to obtain a proposal from Martin’s General Contractor Inc. for repairing the trellis in the park area, possibly using more durable synthetic blend materials.

New Business

Landscaping & Grounds – There are several dead trees along Milva Lane that will need to be removed the next time tree removal is performed.

Fence Repair is needed behind Westmore Court.

Web Site Management: Sarah has been able to access the website and has volunteered to take over the site management. Based on our current financial standing setting up a more robust web site with all the bells and whistles is not fiscally feasible at this time.

Park Area: The Board will consider in Executive Session a proposal from Professional Grounds Inc. for the installation of Crepe Myrtle’s and a (non-dropping) Crab Apple tree. Proposal will also relocate the exiting Cherry Tree for uniformity.

Executive Session (7:42 - 8:12pm)

Aaron motioned to accept Professional Grounds Inc. job #35235 amended to reduce the number of Crepe Myrtle trees from 4 to 3 to align with the 3 existing tree rings. Professional Grounds Inc. will also

relocate the existing Cherry Tree to the parking island in front of 7313 Westmore Drive at a cost not to exceed \$2,000. Seconded by Sarah. Approved 4-0.

Russ Carl, Vice President, submitted a resignation letter to the Board of Directors, effective immediately.

Meeting adjourned at 8:24pm. Next meeting will be June 11, 2015 from 6:30-8:30pm at Richard Byrd Library.