

WHOA Board Meeting
Thursday, May 12, 2016
6:32pm-8:25pm
John Marshall Library

Present: Aaron Pagnotti, Vice President; Andy Izaguirre, Treasurer; Judy Perry, Secretary; Sarah Mishan, Member at large; Bill Omohundro, GHA management.
Absent: Ken Klimpl, President.

Meeting called to order at 6:32pm. There were two homeowners present.

Sarah moved to approve April minutes as written; Andy seconded. Minutes approved as written.

Homeowners Forum

Homeowner inquiry: Homeowner expressed concern that visitor parking is not being enforced.

Response: Our existing documents do not allow for enacting or enforcing parking rules. This is one of the reasons the amendment was initiated. Once the amendment is approved by 51% of the homeowners we can begin the process of enacting and enforcing parking restrictions.

Homeowner inquiry: Homeowner asked if there had been any discussion about creating additional parking spaces within the community (i.e., parallel parking slots that would allow emergency vehicle access)?

Response: There has been no such discussion as yet; but it is not out of the question.

Homeowner inquiry: Homeowner complimented the responsiveness of the snow removal contractor this past snow season as well as the fence repairs that were made along Old Keene Mill Road.

Vice President

1988 Declarations and Covenants Revision: To date 73 homeowners have returned the signed/notarized amendment documents. Andy and Judy will work together to go door-to-door on a to-be-determined Saturday morning in May and/or June in an attempt to convince additional homeowners to sign.

Spring community clean-up: 8 or 9 residents participated in the clean-up event on May 7th. One amendment was signed. Thanks to Ken for the coffee and donuts.

Snow removal dispute: Video evidence of subcontractor performing personal service of clearing individual driveways was presented to Professional Grounds, Inc. to support their dispute of the subcontract price.

Treasurer

Confirmed Aaron is responsible for maintaining the homeowner email address group. Several emails bounced with the community clean-up notice. Discussion of alternative ways of maintaining the address group.

Confirmed “snail” mailing the monthly management report would not be cost effective and it would most likely not be received in time to review before the meeting.

Architectural Committee (nothing significant to report)

Management Report

Arbor/Pergola Repairs: Contract has been signed. Work will begin when weather allows and temperatures are consistently about 65 degrees.

Architectural inspections are ongoing, expect completion by May 20th.

Tent caterpillar removal was completed by Professional Grounds, Inc.

Wasp's nests were removed by PMSI.

Executive Session: 7:10 – 8:23pm

Judy moved to accept the Dominion Paving and Sealing proposal dated April 19, 2016 to mill/replace asphalt, speed bumps and pavement markings (Phase 1, eastern half of Westhaven) without optional paving of existing stamped concrete area pending comparative research of stamped asphalt costs. Sarah seconded. Motion approved.

Sarah moved to accept ATS Services, LLC quote number 144, dated May 2, 2016 for cleaning and painting yellow curbing throughout Westhaven and 2 speed bumps in western half at a reduced cost of \$6,042.96. (Painting of 5 speed bumps included with Dominion Paving and Sealing proposal for milling/paving eastern half of Westhaven.) Andy seconded. Motion approved.

Sarah moved to accept Professional Grounds, Inc. job number 36721, dated April 12, 2016 for 10 cubic yards of wood chips for the tot lot for \$550.00. Aaron seconded. Motion approved.

Sarah moved to accept Professional Grounds, Inc. job number 36723, dated April 12, 2016 for installation of a French drain system (approximately 153 feet long) near the tot lot behind 6528 Milva Lane and running to the existing storm sewer near 6518 Milva Lane for \$4371.25. Andy seconded. Motion approved.

Judy recommended changing the Nationwide Insurance payment from monthly to annual to avoid the monthly \$5.00 processing fee. All agreed.

Meeting adjourned at 8:25pm. Next meeting will be June 9, 2016 from 6:30-8:30pm at Richard Byrd Library.