

WHOA Board Meeting
Thursday November 8, 2012
6:30pm-8:30pm
Richard Byrd Library

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

The meeting was called to order at 6:34 pm. There was one homeowner present. The minutes from the September 13, 2012 and October 11, 2012 were approved as amended.

President's Report:

Update from hurricane activity. \$300 tree damage. One light fixture globe melted; light has been fixed, globe replaced.

Drainage project behind units on Westmore Drive has been completed.

Report of street light flickering at Westmore near green spaces.

Treasurer's Report:

Reviewed financials. Currently with \$55k in reserve. \$25k in a 2 year CD maturing in January 2013. Reviewing rates, CD may be better rate at present.

Motion made by Aaron Pagnotti to move \$25k from Morgan Stanley money fund to 2-year CD. Second by Kathryn Verber. Approved 5-0.

Drainage work done, payment to be released to Drainage and Erosion Solutions.

2013 Treasurer's Draft Budget for community reviewed with increase in 5% per quarter to \$284/quarter. Motion made to approve the budget as presented by Kathryn Verber, seconded by Aaron Pagnotti. Approved 5-0.

Architectural Report:

Board received letter from realtor regarding a unit next to property for sale, reporting it does not appear maintained. Unit has been cited in annual inspections, will proceed with hearing with owner.

Landscape and Grounds:

- Current contract ending at end of year with Springfield Nursery. Reviewed proposals from Professional Grounds, Spruce Up and Valley Crest. Valley Crest able to provide landscaping, tree services, arborist, snow removal and sprinkler maintenance. Motion made by Kathryn Verber to approve the Valley Crest

landscape contract as discussed for \$40K for 2013 with additional irrigation fee of \$1100. Seconded by Russ Carl. Approved 5-0. David to notify Springfield Nursery not being renewed.

- Motion made to approve the Valley Crest snow proposal for snow season 2012-2013 from 9/11/2012 as amended, rates effective prior to October 1, 2012 by Ken Klimpl, seconded by Russ Carl. Change to 3 inches of accumulation, no call needed. Anything less, management or board has to approve. Approved 5-0.

The meeting was adjourned at 8:04pm.

The annual meeting is scheduled for December 13, 2012 from 6:30-8:30pm at the Richard Byrd Library.

The next board meeting will be January 10, 2013 from 6:30pm-8:30pm at the Richard Byrd Library.