

WHOA Board Meeting
Thursday, November 13, 2014
6:30pm-8:50pm
Richard Byrd Library

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

Absent: President resigned.

Meeting called to order at 6:42pm (delayed due to lack of room availability). There were four homeowners present.

Homeowners Forum

Homeowner inquiry: What is being done about parking rules and enforcement of same?

Response: Board is currently working with attorney to initiate change to Declaration of Covenants, Conditions and Restrictions to allow Board to set parking rules that will hold up in court in today's litigious environment. Extensive discussion of Ken's meeting with the attorney and actions required to amend Declarations.

Homeowner inquiry: The pergolas in the park area and other common areas are in need of repair (rotted at base).

Response: Pergola repairs will be added to the list of action items for the spring.

Aaron motioned to approve October minutes as written; Russ seconded. Minutes approved as written.

Vice President

Repair of community lights is being researched; there is a suspected underground short in the wiring. Second vendor expected to perform site visit on Monday, November 17th.

Grounds maintenance and snow removal proposals (3) have been received and will be discussed in Executive Session.

Treasurer

Aaron motioned to transfer \$81K from Morgan Stanley maturing CDs to Smart Street for better interest rates and so that funds are readily available when needed; Judy seconded. Motion approved. Ken and Aaron signed documents and gave them to Sam.

Architectural Control Committee

7342 Westmore Drive homeowner submitted request for roof replacement; color issue resolved. Russ motioned to approve request; Aaron seconded. Motion approved.

6522 Milva Lane homeowner submitted request for clarification on replacing the fallen fence, no formal request required. Instructions were provided to homeowner.

Homeowner with prohibited backyard compost site was previously notified to remove it but it is still in place; Sam will follow up. Violation of Community Handbook Section VII, item 16.

Committee requested .pdf file of annual inspections completed by GHA. Sam will provide the file.

Tot Lot repairs—only 2 of 3 missing bolts have been replaced; Sam will follow up with servicing vendor.

Old Business/Management Report

Finalized reserve study report presented Board members. Report will be posted to Westhaven web site.

Meeting with pothole repair vendor scheduled for Friday, November 14th. Proposal will be e-mailed to Board members. Expect repairs to be performed as soon as possible.

Exposed Verizon wiring—Sam is attempting to have wires re-buried; he is working his way up the Verizon management chain.

Russ will take the lead on the tree pruning/removal project. Statement of work will identify specific trees requiring action so that vendor proposals will be comparable.

E Company Services agreement will be terminated due to unsatisfactory performance. Sam to follow up on light repair at 7332 Westmore Drive (still on during daylight hours).

Executive Session (7:32 - 8:41pm)

Judy motioned to accept the DoodyCalls proposal to service (including supplies) the pet waste stations (2) within the community every other week; Aaron second. Russ opposed. Motion approved.

Aaron motioned to approve the Professional Grounds, Inc. grounds maintenance and snow removal contract with modifications (include Tot Lot mulching option, request recommendation on size of summer/fall annuals, snow plowing/shoveling at 3 inches accumulation); Russ seconded. Motion approved.

Aaron motioned to approve the proposed budget with a 5% increase in quarterly assessment; Russ seconded. Motion approved.

Judy motioned to approve amending the Declaration of Covenants, Conditions and Restrictions pending attorney's responses to additional questions at a cost of not more than \$3K; Aaron seconded. Motion approved.

Meeting adjourned at 8:50pm. Next meeting will be annual meeting on December 11, 2014 from 6:30-8:30pm at the Richard Byrd Library.