

WHOA Board Meeting
Thursday, November 12, 2015
6:30pm-7:27pm
John Marshall Library

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

Meeting called to order at 6:30pm. There were no homeowners present.

Homeowners Forum (nothing significant to report)

Ken motioned to approve October minutes as written; Judy seconded. Minutes approved.

President

1988 Declarations and Covenants Revision: To date about 53 homeowners have returned the signed/notarized amendment documents. Ken sent 49 individual e-mails to homeowners urging them to sign/return the amendment document; none have been returned. Ken received a number of replies from resistant homeowners. The attorney will attend the annual meeting to answer questions.

Asphalt Repair: Work was completed as contracted. Ken and Sam were onsite to evaluate the work. About 8 vehicles had to be towed. Homeowners complained about not understanding the notification letter and the work not ending at exactly at 5pm each day. Several drivers were prevented from driving on the newly applied asphalt and traffic bumps. Bus drivers were not informed by the school district. Next phase will most likely be completed during the summer. Notification will be clarified.

Annual meeting will be held at The Residence Inn in Springfield on December 10th at 6:30pm (cost of \$188 plus tax and service charge for meeting room). No library or other free space is available. Notices have been mailed including the agenda, 2016 budget with 3% assessment increase, board member nominating petition and proxy form.

Treasurer

Association is \$6.3K over budget for the year, primarily due to legal expenses.

Management Report

Website: Sarah is confidently managing the existing site.

Arbor/Pergola Repairs: Reviewed proposal for repairs. Awaiting second proposal for comparison. Work will likely be completed in the spring. The repairs will be completed with readily available standard synthetic materials (no special order requirements) to control costs.

Snow Removal: Reviewed contract proposal from Professional Grounds, Inc. Costs are the same as last year. Plowing and sidewalks cleared with 3 inches of accumulation or upon request (for safety reasons). After discussion, Aaron motioned to accept the contract as amended. Sarah seconded. Motion approved (as amended).

Leaf Removal: Professional Grounds, Inc. will make the first pass to remove leaves on Friday, November 13th. A second pass will be made in December.

Sam will stay on as our GHA representative. Some of his existing duties will be transitioned to other GHA staff members.

Executive Session (not required)

Meeting adjourned at 7:27pm. Next meeting will be the annual meeting on December 10, 2015 from 6:30-8:30pm at The Residence Inn (6412 Backlick Road).