

**WHOA Board Meeting**  
Thursday, October 11, 2012  
6:30pm-8:30pm  
Richard Byrd Library Conference Room

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

The meeting was called to order at 6:30pm. There were four homeowners present.

Ken Klimpl noted that the Management Report was not provided within 48 hours of the Board Meeting as required by the community's contract with Cardinal Management, and that the board did not have adequate review time. David Crone, Cardinal Management responded that the Management Report could not be provided on time because the minutes were not provided until 9 October 2012.

Approval of the minutes from the September meeting were tabled until the November meeting of the board to allow for adequate review time.

**Homeowners Forum:**

Homeowner expressed concerns with the Architectural Inspections.

Homeowners expressed concern with children using the Antrican dead-end road as a play area. Homeowner is concerned for the safety of the children playing in that area. Eric Woller, President has discussed the matter with the parents in the area. This has been a continued concern.

**Architectural Committee:**

Motion made to allow mounting of a small satellite dish on back deck on Milva Lane. Motion seconded and passed 4-0.

Motion made to add Kim Damico and Al Gomez as members of the Architectural Committee. No Discussion. Motion seconded and passed 4-0.

**Treasurer Report:**

David Crone reported that the Draft 2011 Audit was received.

**Action: David Crone to forward draft Audit Report to Board by 12 October 2012.**

Treasurer noted that the \$10,027 overpayment to Drainage & Erosion, LLC from June 2012 is still outstanding. There was a deposit for ½ the amount (\$5,118.50) on 16 August 2012. Cardinal advises that the remaining payment has been returned, and will be reflected in the November financial statements.

**New Business:**

President noted that the Drainage Retention Pond on the west end of the community was in need of cleaning.

**Action: David Crone to place work order with Fairfax County.**

Snow Removal - David Crone, Cardinal Management stated that the existing contract with Spruce Up is still valid. Board asked David to verify.

**Action: David Crone to verify that Spruce Up Snow removal contract signed last winter is still valid for upcoming winter.**

Ken Klimpl mentioned that the Sprinkler System is still on despite the cooler weather.

**Action: David Crone to contact Superior Sprinkler to shut off for winter.**

Aaron Pagnotti mentioned that a street light was malfunctioning on Westmore Drive.

**Action: David Crone to investigate and repair.**

The Annual Meeting will be held December 13<sup>th</sup> at Richard Byrd Library. Notifications will be sent to all residents and owners.

Reviewed the Green Decal list. There are current 4 available Green Spaces and several discrepancies were noted on the waiting list.

**Action: David Crone & Eric Woller to issue Green Decals to the top 4 on the waiting list, after adjudication of discrepancies.**

### Old Business:

Drainage and Erosion – Drainage and Erosion, LLC will begin work near the playground on 15 October 2012. Miss Utility has marked the area.

Masonry – Cardinal Management presented revised written proposal from Custom Masonry and verbal proposal from TD&D for masonry work in community. TD&D proposal would include all identified sidewalk repair, power washing, and tuck pointing for \$55,000. TD&D does not have a meter for water usage. Board would need to rely on residents allowing TD&D to utilize their water.

**Action: David Crone to forward written bid from TD&D for \$55,000 upon receipt for an e-mail vote.**

Power Washing – Cardinal Management presented proposal from Dominion Powerwash, LLC to power wash all brick walls in the community for \$20,000. No Action Taken.

Curb Painting – Cardinal Management presented proposal from Moonlight Painting to paint curbs in the community, including Visitor and Reserved Markings, Speed Bumps and Stop signs for \$11,007. Action deferred until next year after sidewalk repairs are performed and line item can be appropriately budgeted.

### Executive session:

Board met to review the Westhaven Delinquency List as provided by Cardinal Management. Board noted that the delinquency list was not provided in the Management Report.

**Action: David Crone to provide delinquency to the Board of Directors by 12 October 2012.**

The meeting was adjourned at 8:30pm. The next regular meeting will be November 8th, 2012 from 6:30pm-8:30pm at Richard Byrd Library.