WHOA Board Meeting
Thursday, October 9, 2014
6:30pm-8:55pm
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 6:32pm. There were three homeowners present.

Homeowners Forum
Homeowner inquiry: What can be done about a commercial vehicle routinely parking in the community in violation of the Declaration of Covenants, Conditions and Restrictions? Towing requested.
Response: Declaration of Covenants, Conditions and Restrictions were recently reviewed by our attorney to make sure we are in a good legal position given the current legal climate of the area. Declaration of Covenants, Conditions and Restrictions were standard when they were established in 1987/1988 but the climate has evolved as the general society has become more litigious. Declaration of Covenants, Conditions and Restrictions need to be updated to allow actions by the Board. (Vehicle was subsequently removed without the need for towing.)

Homeowner inquiry: Why did we get new signs at the community entrances when we have already overspent our annual budget?
Response: Replacement signs were required because the one at the east entrance was vandalized (completely broken off). The west entrance sign was replaced to ensure both match and to update the governing Fairfax County statute.

Homeowner inquiry: What is to be done about the deteriorated road conditions?
Response: Decision will be made during Executive Session based on the recommendations from the Reserve Study.

Homeowner inquiry: When can residents expect the next community newsletter?
Response: Unfortunately the regular e-mail updates have fallen behind. Efforts will be made to re-start the practice. Printed newsletters are not routinely distributed.

Homeowner inquiry: Cabling (presumably Verizon FiOS) needs to be re-buried along west end of Westmore Drive.
Response: Management Agency will address this issue with Verizon.

Homeowner inquiry: When is the wooden fence along Old Keene Mill Road going to be repaired/replaced/power washed?
Response: Management Agency will solicit estimates.

Homeowner inquiry: Dog poop stations need to be regularly maintained (emptied/re-supplied).
Response: Eric was voluntarily taking care of the stations; since he resigned the Board will explore hiring a contractor to maintain the stations (likely twice monthly).

Homeowner inquiry: Will there be a fall community clean-up like we did last May?
Response: Yes. We will plan a fall clean-up on Saturday, November 8th. Residents will be notified.

Aaron motioned to approve August minutes as amended; Judy seconded. Minutes approved as amended.

Treasurer
2015 budget to be discussed during Executive Session.

Audit response letter needs to be signed in order to finalize the 2013 audit as well as the 2014-2015 engagement letter.

Architectural Control Committee
Homeowner submitted an incomplete request to change their door color; the request was returned along with instructions and format requirements.

Management Report

2013 Audit: No major deficiencies noted. Recommend moving forward with 2014-2015 engagement. Aaron motioned that the Board sign the representation letter from Goldklang Group CPA for the 2013 audit; Russ seconded; All approved. Aaron motioned that the Board sign the 2014-2015 engagement letter with Goldklang Group CPA for audit and taxes; Russ seconded; All approved.

Tree Service: Sam walked the community with two companies (AAA and Twin Oaks) and will present proposals for consideration.

Landscaping: Sam is scheduled to walk the community with vendors to replace Valley Crest on Tuesday, October 14th at 10 am. Russ moved to notify Valley Crest that the contract will be terminated as of December 31, 2014; Aaron seconded; All approved.

Investments: An updated CD rate chart was presented. With maturing CDs the Board needs to decide whether to invest in a new CD or keep the funds in a money market account for liquidity purposes; decision driven by community maintenance/upkeep requirements. Aaron will complete the required documents to move funds from Morgan Stanley to Smart Street to get a better interest rate.

Insurance: Existing policy will be renewed with Nationwide for $2837. Sam will confirm that workers' compensation is included in the coverage.

Executive Session (7:44 - 8:50pm)

Ken will meet with attorneys to discuss amending the Declaration of Covenants, Conditions and Restrictions so the Board is better able to make changes for the good of the community and remain on sound legal footing (especially when it comes to parking enforcement).

Potholes will be repaired now with crack fill and seal coating to be completed in the spring (in keeping with Reserve Study).

Hire contractor to maintain the dog poop stations.

Hire exterminator.

Meeting adjourned at 8:55pm. Next meeting will be meeting November 13, 2014 from 6:30-8:30pm at the Richard Byrd Library.