

WHOA Board Meeting
Thursday, October 8, 2015
6:36pm-7:56pm
George Mason Regional Library

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

Meeting called to order at 6:36pm. There were no homeowners present.

Homeowners Forum (nothing significant to report)

Aaron motioned to approve September minutes as written; Ken seconded. Minutes approved.

President

1988 Declarations and Covenants Revision: To date about 45 homeowners have returned the signed/notarized amendment documents. The second letter did not generate the hoped for increase in responses. Ken will initiate individual e-mails to home owners urging them to sign/return the amendment documents; Sam will provide the e-mail addresses. Ken will attempt to articulate the need for the amendment and address potential concerns.

Asphalt Repair: Weather permitting work will be done October 19 – 22, 7am to 5pm daily. Residents will be notified of specific details through multiple channels: letters/maps will be mailed to all homeowners on Tuesday, October 13th, postal box flyers will be posted by Wednesday, October 14th, door notices will be posted by Thursday, October 15th, e-mail notice will be sent to all available addresses. Parking restrictions will be adjusted. School buses will pick up and discharge students at the intersection of Westmore Court and Westmore Drive. Trash and recycling pick up may be adjusted to pick up on Wednesday or Friday or suspended completely.

Treasurer

Association is \$5.6K over budget for the year, primarily due to legal expenses. Aaron presented a letter of instruction to transfer \$30,166.66 from Morgan Stanley to SmartStreet. The Morgan Stanley account will be closed (as approved in June 2015).

Aaron motioned to purchase a 12-month \$25K CD; Ken seconded. Motion approved. Aaron will send e-mail notice to Sam to execute the purchase.

After reviewing and discussing the 2016 budget, Aaron motioned to approve the proposed budget with a 3% increase in quarterly assessment; Judy seconded. After additional discussion about the state of Reserve funding, future expenses and 5% assessment increase the motion was approved. Sam will mail the information to homeowners in advance of the annual meeting in December.

Secretary

There will be no fall community clean-up. As we have done well with the past sessions we expect to plan only one community clean-up in the spring.

Management Report

Arbor/Gazebo Repairs: Reviewed proposals for repairs. Due to unclear communication the proposal did not include the gazebo in the park area. Sam will go back to the vendor for revision. The repairs will be

completed with readily available standard synthetic materials (no special order requirements) to control costs.

Professional Grounds, Inc. will remove debris/leaves in preparation for asphalt re-paving.

As Sam is transitioning to other responsibilities within GHA he will introduce Brian Heisler in November as our new GHA representative.

Executive Session (not required)

Meeting adjourned at 7:56pm. Next meeting will be November 12, 2015 from 6:30-8:30pm at John Marshall Library (6209 Rose Hill Drive).