

WESTWINDS HOA Meeting
Wednesday, January 20, 2010 • LLA Office

Introductions

- BOD in attendance: Matt Bernota, Sue Huston, Christen Lindung, Art Sprinkel, and Gail Treglia
- BOD absent: Gary Saylor and Milt Siglin

Meeting Convened

- The meeting convened at 7:05 pm.

Certification of Proxies

Approval of November Minutes

- Sue motioned to accept the minutes as presented, Art seconded; all favored.

Administrative Items

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	Art presented the monthly financial report (a copy of which is in the Secretary's binder). <ul style="list-style-type: none">• Total Cash Balance as of 1/20/09 - \$95,004.40 Christen motioned to accept the Treasurer's Report, Sue seconded; all favored.
2. WestWinds LLA Representative Report	No report was provided. West Winds residents are encouraged to run in the upcoming LLA BOD election.
3. Landscaping Committee	Maintenance for the hillside between Country Club and San Andrew has been added to the 2010 landscaping contract, and LLA will be paying for the associated costs. Sue is still waiting on estimates for the maintenance of the 3 retention ponds.
4. ECC Committee	No applications or basketball hoop registrations were received in December or January. The fence guidelines were revised to coincide with the designated lot numbers. The Board reviewed and signed the revision. During the latest ECC survey, 125 homes were noted as not having their gas mantles lit. Letters were sent to each homeowner reminding them to make sure that they are in working order and lit. This did bring up the possibility of a "green" alternative. Gail Treglia recently installed a solar light, which Karen feels does not emit enough light. Karen will research the process of amending the covenant to potentially include a solar option, while Gail will continue to research lights. It was noted by Mike McGowan, that safety is the main factor for which this covenant was put into place.

Old Business

Action Items	Comments/Resolution
1. Golf Course Purchase Status	Jerry Hildebrandt, a West Winds resident, is actively pursuing a West Winds Member-Owned option for purchasing the Golf Course. Jerry mentioned that Glade Valley has also shown some interest in purchasing the course, but their first letter of intent was not accepted. Jerry asked the Board to consider writing a letter to the homeowners supporting his effort. Matt will draft a letter and send it out via the WestWinds Google Group.
2. Attorney Enforcement of Delinquent Assessments	There are still five properties past due for 2009, and 2 properties past due from 2008. Art will continue to work on recovering the monies owed to the WW HOA.
3. 2010 WW HOA Budget	Art will present the Budget at the February Board meeting.

New Business

Action Items	Comments/Resolution
1. Approval of 2010 Budget	Art will present the Budget at the February Board meeting.
2. Election for WW HOA Board Member	As of March, 2010 there will be 3 vacant positions on the WW BOD. Matt is working on the Notice of the Annual Election and Call for Candidates. All WW residents will receive the information in the mail and interested candidates should contact Christen Lindung for a bio sheet.
3. Enforcement of Rules and Regulations	The WW HOA and ECC continue to research the option of having an outside entity enforce the Rules and Regulations Contract.
4. Crime Insurance	The WW HOA is required by the State to carry a Crime Insurance policy to protect the homeowners from the embezzlement of HOA monies. The policy will be picked up at the time of renewal.
5. LLA Dues	The LLA Dues for the 2010 will be \$100 less than 2009.

New Business

- Gail is concerned about the recent vandalism at the main entrance, and mentioned that LLA may want to consider security cameras in the area.

Resident Forum

The meeting was adjourned at 8:30 pm.

Feel free to contact any Board member with questions or concerns. Your input is appreciated and welcome.

WW HOA Minutes: To view the Minutes, please visit www.lakelinganore.org/villages/west_winds

Reminders to Homeowners:

Please keep all homes and cars locked when you are not available to keep an eye on your property.

Please remember to drive slowly throughout the neighborhood to keep everyone safe.

Any acts of vandalism in WW should be reported directly and immediately to the Frederick County Sheriff's Office (301-694-2071) and LLA (301-831-6400). Do not attempt to clean up or alter any of the vandalized area. LLA has the resources and contacts to deal with these areas as crime scenes.

Garage doors are to be kept closed when not in use. Opened doors are a Covenant violation.

Yard and home maintenance is the responsibility of each homeowner. Please keep your grass cut, shrubs trimmed, and flower beds weeded and mulched and your home/garage trim, doors, shutters painted and repaired. It affects your home value and neighborhood appearance.

Please note that permanent basketball hoops are prohibited; portable basketball hoops are to be registered with the WWECC. Play equipment and portable basketball hoops are to be put away at night or when not in use.

Basketball Hoop Guidelines and Registration forms can be downloaded from the LLA website at http://www.lakelinganore.org/villages/west_winds/West%20Winds/WWECCBasketball%20Hoop.htm

Mailbox/number/post upkeep is the responsibility of homeowners. Please ensure that brass numbers are complete and legible, and boxes are in good condition. New cedar mailboxes can be ordered online at www.acehardware.com

House Numbers are to be installed on all residential dwellings according to the Frederick County Fire/Rescue Code. Please assure your home meets the County Code—for your safety.

Walking or children playing on golf paths is not permitted. It is not safe, and is a Covenant violation. The golf course is private property.

Pets must be on a leash when outside their yard. Please respect Frederick County's leash law. Please pick up your pet's waste.

WW ECC Application Form is to be submitted prior to beginning any exterior project on your home/property. Form and Guidelines can be downloaded from the LLA web site at www.lakelinganore.org, WestWinds Village.

Sign up for WestWinds Google Group by visiting <http://groups.google.com/group/West-Winds>