

WESTWINDS HOA Meetings
Wednesday, February 21, 2007 • LLA

Introductions

- BOD members in attendance: Jim Urcasko, Karen Urchasko, Stan Swoyer, Peg McGreevy

Certification of Proxies:

- Proxy received from Sonja Rossig

Approval of January 2007 Minutes

- Karen motioned to accept; Stan seconded. Minutes were approved.

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer	<p>Karen read Sonja's report which noted \$1,119.55 in checking, \$10,452.52 in the money market account, and a total balance of \$82,659.61.</p> <p>Peg will follow-up with Sonja about the 5 ½ % CD that expired in January to determine the status of those funds.</p> <p>Two homeowners remain delinquent in paying their WW HOA dues. A March 30th Small Claims Court is set.</p>
2. Village Chair	<p>Anyone interested in volunteering for this position my contact a member of the Board.</p>
3. Landscaping Committee	<p>Beechy was awarded the \$46,000 contract. Jim and Clay completed a walk-through of the WW property.</p> <p>Several positive changes are anticipated under the new contract. First, Beechy will provide samples of the flowers they recommend planting at the front entrance. The Landscaping Committee will be in charge of approving these flowers prior to planting. Moreover, the ball area in front of the tennis courts will now be mowed, as will the strip between SanAndrew and Country Club. Additionally, the area near Pond Fountain will also be cleaned and maintained.</p>
4. ECC Committee	<p>Three residential applications were received in February and are still pending.</p> <p>The sidewalk and mailbox repairs (as noted in the November minutes) remain ongoing ECC issues.</p>
5. Parcel Transfers to LLA	<p>It appears that Panorama and Cherry Tree were not turned over to the County. Bud Rossig is looking into the status of these roads.</p>
6. Developer Status	<p>Asphalt, concrete work, and hydroseeding were completed on SanAndrew. A retaining wall was placed behind the path to the 16th tee. Some clean-up for storm water management areas was complete.</p> <p>A new site plan approval is anticipated in April. There will now be 73 sites instead of 77 as originally planned. Once the approval is obtained, grading will begin. Construction activity is anticipated this year.</p> <p>Condo association will be governed by WW BOD. Ryan will prepare the condo docs.</p>

New Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	Karen and Jim met with Clay about the enforcement of WW covenants. Jim will prepare and send LLA a memo to formally enforce our covenants.
2. Insurance Policy	Jim contacted BB&T and will follow-up to obtain a quote.
3. Developer Punch List	No updates other than those described under Developer Status.
4. Capital Improvement Project Ideas	Peg will follow-up with Brian to identify the vendors he had in mind for the signage at the second entrance. Residents remain encouraged to contact the Board with capital improvement project ideas
5. Annual Meeting	The Annual Meeting is scheduled for March 21 st at LLA. The mailing is complete. Most likely, the new declarant will fill the three Board seats that Tom, Arthur, and Brian are vacating. Stan will talk to Tom and provide the Board candidate biographies by the close of business on Friday. Bios will be distributed in the second mailing to residents.
6. Resident Forum	Concern emerged over the snow removal that occurred on Monday, February 20 th . Clay spoke to Jim and commented that two trucks were broken down and prevented a more expedient removal. Crews returned to WW to finish the removal process on Sunday and Monday. Stan observed these crews dumping snow onto residential property in order to clear the streets. He noted apparent damage to lawns, sidewalks, and curbs. The ECC will contact LLA about this and ask that all damages be repaired.

The meeting was adjourned at 8:30pm.

Reminder: WW HOA meetings will be at the LLA office until April. We hope to see you there! Feel free to contact any Board member with questions or concerns. Your input is appreciated and welcome.

To receive a copy of the HOA minutes via email, please contact Peg McGreevy (301.865.4987 or mmmcgreevy@leggmason.com)