

WESTWINDS HOA Meeting
Wednesday, March 17, 2010 • Club House

Roll Call/Introductions

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

Certification of Proxies

Meeting Convened

The meeting convened at 7:05 pm.

Approval of January Minutes

Matt motioned to accept the minutes as presented; Sue seconded; all favored.

Administrative Items

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	<p>Art presented the monthly financial report (a copy of which is in the Secretary's binder).</p> <ul style="list-style-type: none"> • Total Cash Balance as of 2/28/10 - \$88,665.36 • There is a CD maturing on March 21, 2010. Art will place the funds into an account or CD depending on the interest rates. Currently, PNC is offering an 8 month CD option with an interest rate of .4%. <p>Art presented the WWHOA 2010 Budget for review and approval. Matt motioned to approve the budget as presented, Gary seconded; all favored.</p>
2. WestWinds LLA Representative Report	No report was provided.
3. Landscaping Committee	<ul style="list-style-type: none"> • Sue will send out an e-mail to the Board with the WW landscaping status. • Sue, Gary, and Gail will begin to work on the next landscaping request for proposal (RFP). The RFP will go out to the contractors in July. • Some backfilling is still needed to complete the sidewalk repairs. LLA will be contacted regarding this matter.
4. ECC Committee	<p>The ECC did not receive any applications or basketball hoop registrations in March.</p> <p>LLA will be re-inspecting the homes with unlit gas mantles and following up with any noncompliant homeowners.</p>

Old Business

Action Items	Comments/Resolution
1. Golf Course Purchase Status	No report provided.

Action Items	Comments/Resolution
2. Attorney Enforcement of Delinquent Assessments	Art will continue to work on recovering the monies owed to the WW HOA.
3. Enforcement of Rules and Regulations – Contract	The Board and ECC continue to work on the enforcement contract for the Rules and Regulations.

WW HOA BOD Election

Action Items	Comments/Resolution
1. Appointment of Inspector of Election	Milt appointed Karen Urchasko.
2. Election of Directors	There were three Director positions vacant for the 2010 election. The following were elected to the Board of Directors: <ol style="list-style-type: none"> 1. Gail Treglia 2. Art Sprinkel 3. Ellis (Skip) Iacobucci

Resident Forum

The meeting was adjourned at 8:00 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 reported directly and immediately to the Frederick County Sherriff'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>