

**WESTWINDS HOA Meeting**  
**Wednesday, March 19, 2008 • LLA Office**

**Introductions**

- BOD in attendance: Matt Bernota, Peg McGreevy, Art Sprinkel, Jim Urchasko, Karen Urchasko,
- BOD absent: Tom Poss, Stan Swoyer, Gail Treglia

**Certification of Proxies:** (none)

**Approval of November Minutes**

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

*The meeting was adjourned at 7:05pm and reconvened under Maryland statute at 7:06pm.*

**Election of WW HOA Board of Directors**

- No additional nominations were received from the floor. Of the 36 ballots received, Sue Huston earned 35 votes and Milton Siglin earned 34. As such, both were both elected to the Board.

**Monthly Reports/Status Updates**

Action Items	Comments/Resolution
1. Treasurer	Art presented the monthly financial report (a copy of which is in the Secretary's binder). Additionally, he noted that approximately 60 residents have not paid their WW dues. He is preparing to distribute a second notice to those residents.  Matt motioned to accept the report; Karen seconded; all favored.
2. Village Chair	Anyone interested in volunteering for this position may contact a member of the Board.
3. Landscaping Committee	Gail has a meeting planned with Clay to discuss why new landscaping has begun without the approval of the WW HOA.
4. ECC Committee	Bob Schulze filled the remaining opening on the Committee. The position of ECC Secretary remains open, and Karen encouraged residents to consider volunteering. Interested residents may contact her or any member of the Board if interested.  Three applications were received since January; one was approved and two are pending. No basketball hoop registration forms were received.  Yard waste removal starts April 2 <sup>nd</sup> and runs each Wednesday through December 10 <sup>th</sup> .  With regard to the sidewalks in the neighborhood, LLA is inspecting them this FY and repairing them next FY. Karen will email the Board with Clay's document outlining the money that has been set aside for the

Action Items	Comments/Resolution
	project. Matt motioned to accept the report; Art seconded; all favored.
5. Parcel Transfers to LLA	No report provided. (The Board has attempted to determine the status for at least two years; however, no response has been received.)
6. Developer Status	No report was provided.

### Old Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	A lien against the WW HOA has been filed as a result of the dispute between Tom Poss and John Hughes.  Jim proposed having an attorney on the Board to advise on both general and legal matters. He shared the names of two attorneys with the Board via email. Matt motioned to hire an attorney (the decision about who specifically to hire will be made later), and the motion carried.  Matt thanked Jim for his service as President of the WW HOA. Similarly, Karen thanked Peg for her work as Secretary and introduced Christen Lindung who will serve as the new Secretary.
2. Developer Punch List	No report provided. <i>(Note: The documentation provided by former WW HOA Treasurer Christy Sherwood and referenced in the prior month's WW HOA minutes was determined not to be official documentation.)</i>
3. Signage at Second Entrance	Until the plat is produced, the County will not approve the project. If we can not get a copy of the plat by next month, the Board will contact Sign Solutions and request the return of the \$10,000 deposit.

### New Business

Action Items	Comments/Resolution
1. Resignation/ Appointment of HOA Board Director	Jim noted that Brian Lippy stepped down as a member of the WW HOA BOD. Art will replace Brian on the Board to serve out his term of office.
2. HOA Secretary Volunteer	Christen Lindung volunteered to serve as the new WW HOA Secretary.
2. Availability of Gas Mantels	Mantels are now available at LLA.

### Resident Forum

Sonja Rossig recommended updating the community directory before it becomes outdated. Additionally, she suggested distributing Board communications among the neighborhood on a more frequent basis (ie: newsletter, publishing minutes).

The meeting was adjourned at 8:30pm.

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

**WW HOA Minutes:** To receive a copy of the minutes via email, please contact Christen Lindung (301.865.7174 or [lindung@comcast.net](mailto:lindung@comcast.net))

**Reminders to Homeowners:**

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.

Play equipment and portable basketball hoops are to be put away at night or when not in use.

Mailbox/number/post upkeep is the responsibility of homeowners. Please assure complete numbers (brass required) are complete/legible, and boxes are in good condition.

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](http://www.lakelinganore.org), WestWinds Village.