

WESTWINDS HOA Meeting
Wednesday, March 21, 2007 • LLA

Introductions

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

Call to Order

Nine residents attended. Tom Poss, as declarant, failed to send both his WW BOD nominations by the due date and a proxy for the Annual meeting.

Meeting Adjourned

The meeting was adjourned at 7:05pm and reconvened at 7:06pm by invoking Section 2-506 of the Annotated Code of MD, Corporations and Associations.

Election of WW BOD

The faxed copy of Tom Poss' nominations led to the election of Arthur Rosenberg, Tom Poss, and Brian Lippy. Concern was expressed that neither Tom nor Arthur attend WW HOA meetings. Stan acknowledged this and added that while these two do not attend, their absence does not hinder the progress of our meetings because, if absent, the remaining Board members provide proxies.

Sonja Rossig resigned her position on the Board but will keep her position as Treasurer. Matthew Bernota was nominated from the floor and approved by the Board to serve on the BOD as Vice President. Stan motioned for all other officers to maintain their current positions; Karen seconded.

Approval of February 2007 Minutes

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

Annual Report

Jim reminded everyone the Annual Report was distributed in the mail to all residents.

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer	Sonja recapped the financial report and noted a total balance of \$86,939.97. The CD that expired in January was rolled into a 7 month CD earning 4.95%. This is the first year that WW had to pay taxes. While the final tax document has not been prepared (our accountant is filing for an extension due to her heavy workload), a \$34.00 preliminary payment has been sent. Two homeowners remain delinquent in paying their WW HOA dues. Notices were sent via certified mail and were not picked up by the homeowners. Sonja presented the option to pay a \$5.00 renewal fee per case payable to the District Court of Maryland for Frederick County in

Action Items	Comments/Resolution
	addition to a \$30 fee per case for the Sheriff's Department to serve paperwork. Stan moved to continue proceedings; Karen seconded.
2. Village Chair	Anyone interested in volunteering for this position my contact a member of the Board.
3. Landscaping Committee	Fresh mulching is expected within the next two weeks. Plantings will not be disturbed. Wave petunias have been selected for the front entrance.
4. ECC Committee	<p>One residential application for a deck is pending.</p> <p>Five basketball hoop registration forms have been approved; registration numbers will be issued.</p> <p>The annual garage sale is Saturday, May 5th beginning at 8am. Contact Joy Gurley at LLA for additional information.</p> <p>The sidewalk and mailbox repairs (as noted in the November minutes) remain ongoing ECC issues.</p>
5. Parcel Transfers to LLA	Stan reported no changes from last month's report.
6. Developer Status	Stan reminded everyone of the County's sign at SanAndrew and Country Club that notes the April 11 th hearing for the 73 town homes. Construction is anticipated in June or July.

New Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	<p>Jim sent a letter to LLA giving them authority to enforce WW covenants that exceed those outlined by LLA. LLA has not responded. Jim will contact Clay for an update.</p> <p>Once the weather clears, LLA will be responsible for making repairs to property affected by snow removal efforts. Residents may contact Jim if repairs are not made.</p>
2. Insurance Policy	BB&T quoted \$1,574 (total would be \$1800-\$1900) for \$1million in coverage. Jim will contact BB&T for additional information.
3. Developer Punch List	Residents voiced concern over never having seen this document as initially requested from Brian Lippy. The Board agreed that it needs to see what the County requires the developer to complete prior to closing on the sale of the properties. Bud Rossig will contact the County.
4. Capital Improvement Project Ideas	<p>Matt will contact the vendors Brian recommended to obtain designs and cost estimates for the signage at the second entrance.</p> <p>Jim will contact Clay to see if a few benches can be installed in the</p>

Action Items	Comments/Resolution
	<p>common areas.</p> <p>Gail Treglia suggested improving the pond on SanAndrew. Jim will talk to Clay and investigate this possibility.</p> <p>Residents remain encouraged to contact the Board with capital improvement project ideas</p>
5. Resident Forum	<p>Residents noted a home invasion on Pond Fountain and reminded everyone to lock all doors. Communication between the Sheriff's department and LLA Security was questioned. Jim will address this with Clay and encourage that this event be posted in LakeTalk.</p>

As Spring approaches and neighbors enjoy going outside, residents should be mindful that walking on golf paths or playing on the greens is not permitted. This property is owned by the golf course. So in addition to trespassing on golf course property, walking on the golf paths or greens is not safe, particularly when golfers are playing. Additionally, residents are reminded that all pets must be on a leash when outside of their yard. Please be courteous to your neighbors and respect Frederick County's leash law.

The meeting was adjourned.

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 mmmcmcgreevy@leggmason.com)