

**WESTWINDS HOA Meeting**  
**Wednesday, April 15, 2009 ● LLA Office**

**Introductions**

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

**Meeting Convened**

- The meeting convened at 7:05 pm.

**Certification of Proxies:**

- No proxies were offered.

**Approval of March Minutes**

- Matt asked that a modification be made to the Landscaping Proposal for the Pool Area of the March minutes, which has since been made. Sue motioned to accept the minutes with the change, Gary seconded; all favored.

**Termination of Board Director**

- Tom Poss has not attended any Board meetings since his appointment to the Board in March 2007. According to the WestWinds Covenants (Article 6, Section 1, d), Board Directors absent for 3 consecutive meetings may be eliminated from the Board. Article 7, Section 6 states that a vacancy may be filled by appointment by the Board. Mr. Poss' remaining year will be filled by Matt Bernota.

**Election of WW HOA President and Vice President**

- Art nominated Milt Siglin for President, Sue seconded; all favored.
- Sue nominated Matt Bernota for Vice-President, Milt seconded; all favored

**Appointment to Fill the Open Position on the Board**

- Matt motioned to appoint Christen Lindung to an open position on the Board, Sue seconded; all favored.

**WestWinds Board of Directors Terms of Office**

- Matt Bernota, Vice President – Expires March 2010
- Sue Huston – Expires March 2011
- Christen Lindung – 2009-2012
- Gary Saylor – 2009-2012
- Milt Siglin, President – Expires March 2011
- Art Sprinkel, Treasurer – Expires March 2010
- Gail Treglia – Expires, March 2010

## 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"> <li>• YTD Income Received through 3/31/09 - \$16,996.41</li> <li>• YTD Expenses Paid through 3/31/09 - \$6,353.07</li> </ul> <p>Total Cash Balance - \$107, 259.57</p>
2. WestWinds LLA Representative Report	<p>No report was provided.</p>
3. Landscaping Committee	<p>Dave and Steve, from Classic Landscaping, Inc. (Classic) were present at the meeting and presented a progress report for the landscaping of WestWinds (a copy of which is in the Secretary's binder). Gary had a number of concerns regarding the work done by Classic to include:</p> <ol style="list-style-type: none"> <li>1. removal of old edging, mulch and debris from beds</li> <li>2. edging technique, weeding, pre-emergent application, and mulching of beds</li> <li>3. mowing and edging of the common areas</li> <li>4. leaving debris and clippings in and around the areas to be maintained</li> <li>5. blanket coverage pest control on trees and shrubs versus an Integrated Pest Management (IPM) program</li> </ol> <p>Steve agreed that the beds were over-mulched, and Dave was unclear on the mulching specs in the contract. The Board was able to present a copy of the specs to Dave and Steve. Classic plans to edge half of the community one week and the other half the second week. Gary suggested that the common areas be edged each week, but Dave said the area is too large. It was agreed by Classic that an IPM program would be a more cost effective strategy when controlling pests. Gary will supply the Board with more information on the IPM program. Dave mentioned that this is the first time that they have done work for WestWinds and indicated that he intended to make the appropriate corrections. Dave and Gary will be going out to do a site inspection to ensure that everyone is on the same page.</p>
4. ECC Committee	<p>Four applications were received and approved.</p> <p>Two basketball hoop registrations were received; both were approved and basketball hoop permits were issued.</p>

**Old Business**

<b>Action Items</b>	<b>Comments/Resolution</b>
<p>1. ECC-LLA Proposal for Enforcement of Covenant Violations</p>	<p>The WWECC presented a proposal to the LLA Board in September, 2008 regarding procedures to be followed by LLA to enforce WW covenants. The LLA Board made a counter offer to the WWECC proposal thru Steve Ekanger, LLA Board member at the March WWECC meeting. Steve explained and spoke in favor of the "one year contract" proposal that was presented by the LLA Board to deal with the impasse between LLA and WW. Matt Bernota was present at the meeting and indicated that this proposal offered some promise in breaking the deadlock.</p> <p>At the WWHOA meeting on 4/15/09 the WW ECC made an oral presentation asking the Board to support the proposal that they made in September. Their prime concern is that the LLA proposal would usurp the authority of the WWHOA and ECC.</p> <p>The ECC also noted that Aspen and Woodridge have additional restrictions that LLA enforces.</p> <p>The ECC will supply the Board with more information on the inconsistencies between the WW and LLA ECC covenants and a document dated 1995 which is referenced in the 2000 MOU to ensure that the Board has the appropriate information to make an intelligent decision regarding this matter.</p>
<p>2. Golf Course Purchase Update</p>	<p>Jerry Hildebrandt was available and relayed that he is still considering a "grass roots" effort to purchase the golf course. He will be holding several events to continue this effort.</p>
<p>3. Attorney Enforcement of Delinquent Assessments</p>	<p>Art is still investigating this option.</p>
<p>4. Proposed Fences Around Storm Management Ponds</p>	<p>LLA plans to install a fence around the storm management pond near the 18<sup>th</sup> tee box to help keep the pond clean.</p>

**New Business**

<b>Action Items</b>	<b>Comments/Resolution</b>
<p>1. Formal Approval of Storm Management Pond Clean-up Contract</p>	<p>Gail received bids from Classic, Mainscapes, and Rupert for the clean-up, brush removal and silt fence removal of the pond at the base of 18. Sue motioned to award the work to Classic at a cost of \$2400; Gary seconded, all favored.</p>

## **Resident Forum**

The meeting was adjourned at 9:15 pm.

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).

The WW BOD HOA meetings will be held at the LLA office until April 2009. We hope to see you there!

### **Reminders to Homeowners:**

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 WVECC. 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/WVECCBasketball%20Hoop.htm](http://www.lakelinganore.org/villages/west_winds/West%20Winds/WVECCBasketball%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.

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.

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