

WESTWINDS HOA Meeting
Wednesday, April 16, 2008 • LLA Office

Introductions

- BOD in attendance: Matt Bernota, Sue Huston, Christen Lindung, Milton Siglin, Art Sprinkel, Gail Treglia and Karen Urchasko
- BOD absent: Tom Poss

Certification of Proxies: (none)

Approval of March Minutes

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

Election of WW HOA President and Vice President

- Milton nominated Matt Bernota for President, Sue seconded, all favored.
- Karen nominated Milton Siglin for Vice-President, Matt seconded, all favored.

WestWinds Board of Directors Terms of Office

- Matt Bernota, President - Expires March 2009
- Sue Huston – 2008-2011
- Tom Poss – Expires 2010
- Milton Siglin, Vice President – 2008-2011
- Art Sprinkle, Treasurer – Expires 2010
- Gail Treglia – Expires March 2010
- Karen Urchasko – Expires March 2009

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 he is in the process of filing a lien against one home for past due HOA fees and will more than likely prepare to file 3 additional liens with past due HOA fees from 2007. Milton motioned to accept the report; Matt seconded; all favored.
2. Village Chair	Anyone interested in volunteering for this position may contact a member of the WW HOA.
3. Landscaping Committee	Gail Treglia and Mike Dihmes had a meeting with Clay on 3/28/08 to discuss why new landscaping had begun without the approval of the WW HOA. During the meeting a list of approved work was presented to include, new bushes to be planted at front entrance to accent stone wall, clean signs and stone walls at front entrance, thin grasses, re-mulch where needed, fix ruts from trucks, pick-up debris and weeds, etc. Clay stated that the work would be completed within two weeks of the meeting; however, the promised work has not been completed.

Action Items	Comments/Resolution
	<p>There is another meeting scheduled for 4/25/08 to be attended by the WW HOA Board members and Clay to work on the outstanding landscaping issues. Sue will prepare an agenda and gather input from everyone prior to the meeting.</p> <p>The golf course will not be landscaping the course this year, but will continue with mowing.</p>
4. ECC Committee	<p>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.</p> <p>Six applications were received since March; all were approved and two pending applications from March were approved. No basketball hoop registration forms were received.</p> <p>The ECC will send a letter to the WW HOA Board regarding procedures to be followed by LLA to enforce covenants.</p> <p>Matt motioned to accept the report; Art seconded; all favored.</p>
5. Parcel Transfers to LLA	No report was provided.
6. Developer Status	No report was provided.

Old Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	No report was provided.
2. Hughes/Poss Issue	<p>A judgment against the West Winds Villages, Inc. has resulted from a disputed compliance payment made by John Hughes to Tom Poss in 2002. It is agreed by the WW HOA Board that an attorney is needed to advise the WW HOA on the appropriate actions to take to settle this issue, as well as advising the Board on other legal matters.</p> <p>Matt and Art will contact the two attorneys suggested and will report back with all pertinent details at the May meeting.</p>
2. Developer Punch List	No report was provided.
3. Signage at Second Entrance	Until the plat is produced, the County will not approve the project. Matt contacted Tim Ward of Sign Solutions and verified that they would honor the original price to install the sign. It is still uncertain if the Board will contact Sign Solutions and request the return of the \$10,000 deposit.

New Business

Action Items	Comments/Resolution
1. Update of Resident Directory	Karen has volunteered to oversee this effort and will contact Joy Gurley for updated resident information.

Action Items	Comments/Resolution
	A budget for this effort will be determined at the WW HOA meeting in May.

Resident Forum

No new items were presented to the Board.

The meeting was adjourned at 8:25pm.

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

The WWBOD HOA meetings will be held at the WestWinds Golf Pavilion beginning in May through September.

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, WestWinds Village.