

WESTWINDS HOA Meeting
Wednesday, May 21, 2008 • Golf Pavilion

Introductions

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

Meeting Adjourned

- The meeting convened at 7:10 pm.

Certification of Proxies:

- No proxies were offered.

Approval of April Minutes

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

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer	<p>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 liens against 3 homes for past due HOA fees from 2007.</p> <p>A CD in the amount of \$23,777.63 is expiring on 5/26/08; therefore, Art will roll the money into a new CD and determine the length based on the rate being offered.</p> <p>Matt motioned to accept the report; Milton seconded; all favored.</p>
2. Village Chair	<p>Anyone interested in volunteering for this position may contact a member of the WW HOA.</p>
3. Landscaping Committee	<p>The meeting held on 4/25/08, attended by the WW HOA and Clay allowed the Board to present a list of work to be completed by Beachy. Most of the work presented has been completed, but there are a few outstanding items being resolved.</p> <p>The goal for 2009 is to have the WW HOA oversee the landscaping contract to avoid the problems currently being experienced.</p>
4. ECC Committee	<p>The position of ECC Secretary remains open. Interested residents may contact Karen or any member of the Board if interested.</p> <p>Four applications were received since April; 3 were approved and 1 is pending as additional information is needed. No basketball hoop registration forms were received.</p> <p>LLA ordered 50 new gas mantels for a total of \$321.00. The new mantels are available at the LLA office.</p>

Action Items	Comments/Resolution
5. Parcel Transfers to LLA	Sue followed up with Clay about the Parcel Transfers and found that the transfer has not been completed. Clay has been contacting the attorney weekly and Sue will contact her as well to see what the status is.
6. Developer Status	No report was provided.

Old Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	No report was provided.
2. Developer Punch List	No report was provided.
3. Signage at West Entrance	Until the plat is produced, the County will not approve the project. Based on the report Sue gets from the attorney regarding the parcel transfer, the Board may request the return of the \$10,000 deposit.
4. New Resident Directory	Karen is in the process of gathering all of the information to create the new Resident Directory.

New Business

Action Items	Comments/Resolution
1. Clean-up of San Andrew basin area; Planting of trees in basin on 13 th fairway	This area is in need of maintenance and a bid was received from Mainscapes to mow the area at a cost of \$320 per instance. In addition, Mainscapes will plant 10 trees in the basin next to the 13th fairway to make the area more attractive for a cost of \$1315. All attending BOD's approved the bid and the work will be completed by the 2nd week in June.
2. Speeding in WW Issue	This issue is being witnessed by many WW residents and there are several options for handling offenders. Gail is going to lead a new Speeding Committee and encourages residents to contact her if they are interested in participating. Mark Haraway, a concerned resident who attended the meeting will be joining the committee.
3. ECC Proposal for Covenant Violations	The ECC presented a proposal to be presented to LLA regarding procedures to be followed by LLA to enforce WW covenants. The Board voted to accept this proposal and present it to the new LLA Board. The Board also voted to retain legal advice regarding our rights as a legally constituted homeowners association.

Resident Forum

No new items were presented to the Board.

The meeting was adjourned.

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.