

WESTWINDS HOA Meeting
Wednesday, June 17, 2009 ● Golf Pavilion

Introductions

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

Meeting Convened

- The meeting convened at 7:07 pm.

Certification of Proxies:

- One proxy from Milt Siglin was offered in regards to the approval of obtaining legal services to enforce covenants and establish penalties for violations.

Approval of May Minutes

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

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	Art presented the monthly financial report (a copy of which is in the Secretary's binder). <ul style="list-style-type: none">• YTD Income Received through 5/31/09 - \$22,017.20• YTD Expenses Paid through 5/31/09 - \$10,294.24 Total Cash Balance - \$106,874.03 The monies from the CD that matures on 6/27/09 will be dispersed equally into 3 CD's; one for 3 months, one for 6 months, and one for 1 year. Art will be adding Milt as a signatory to all accounts related to the WW HOA. The renewal statements were received for the Board and Officers Insurance policy and the Crime Protection policy. The Board and Officers policy will be renewed at a cost of \$1,584.00, but the Crime Protection Policy (\$372.00) will not be renewed.
2. WestWinds LLA Representative Report	No report was provided. Steve will be present at the August meeting to gather input for WestWinds portion of the LLA budget.
3. Landscaping Committee	The tree recently planted within the pool area is being transplanted at the request of Clay who is concerned that the roots will disturb the concrete in the surrounding are. Sue planted flowers in the containers surrounding the pool at a total cost of \$157.

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	<p>The hill at the 2nd entrance, owned by the golf course, is in need of maintenance. Milt and/or Matt will contact the golf course to resolve this.</p> <p>One light at the main entrance is still out. Christen to contact Michelle to resolve this.</p> <p>Classic's status report:</p> <ul style="list-style-type: none"> • Sprayed hemlocks for Wholly Adelgid activity at the entrance and inspected other for pests • Mowing 4 times in June • Keeping up with edging and trimming • Will fix a few ruts created by mowing wet areas • Sprayed Round-up herbicide to control weeds
4. ECC Committee	<p>Six applications were received in June; 4 were approved and 2 are pending. No basketball hoop registration forms were received.</p> <p>Peggy Reed has been asked to join the WW ECC and she has accepted the position.</p>

Old Business

Action Items	Comments/Resolution
1. Golf Course Purchase Update	Jerry Hildebrandt was available and relayed that the Golf Course has a contingent offer that is pending due diligence.
2. Attorney Enforcement of Delinquent Assessments	Art has contacted William Hickey, the WW HOA attorney and will continue to work on collecting monies from delinquent homeowners. The attorney did state that he has worked on a similar situation within Frederick County and the outcome was favorable for the HOA.
3. Proposed Fences Around Storm Management Ponds	No report provided.

New Business

Action Items	Comments/Resolution
1. ECC-LLA Covenant Enforcement Issue Status	WW will be taking direct action against homeowners who do not comply with the WW covenants. William Hickey will be taking over the process if homeowners do not correct violations within 30

Action Items	Comments/Resolution
	days following the receipt of violation notice.
2. Approve Obtaining Legal Services to Enforce Covenants and Establish Penalties for Violations	Matt motioned to approve obtaining legal services to enforces covenants and establish penalties for violation, Art seconded; all favored. Milt voted favorably via proxy.

Resident Forum

The meeting was adjourned at 8:10 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.

Reminders to Homeowners:

Please remember to drive slowly throughout the neighborhood to keep everyone safe.

Any acts of vandalism in WW should reported directly and immediately to the Frederick County Sherriff'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

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, WestWinds Village.

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