

WESTWINDS HOA Meeting
Wednesday, June 18, 2008 • Golf Pavilion

Introductions

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

Meeting Convened

- The meeting convened at 7:05 pm.

Certification of Proxies:

- No proxies were offered.

Approval of April Minutes

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

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer	No report was provided.
2. Village Chair	Anyone interested in volunteering for this position may contact a member of the WW HOA.
3. Landscaping Committee	The area around the pool is in need of some attention. Gail and Sue will work with Clay to make sure that the condition is improved. The goal for 2009 is to have the WW HOA develop and oversee the landscaping contract to avoid the problems currently being experienced.
4. ECC Committee	The position of ECC Secretary remains open. Interested residents may contact Karen or any member of the Board if interested. Two applications were received in June; both were approved and 1 application from May is pending as additional information is needed from the homeowner. No basketball hoop registration forms were received. If residents would like more information about basketball hoop guidelines and registration, they should visit the LLA website at: http://www.lakelinganore.org/villages/west_winds/West%20Winds/WWECCBasketball%20Hoop.htm
5. Parcel Transfers to LLA	As of 6/18/08, Clay Edwards reported by e-mail that he had the Parcel Transfer documents and would present them to the LLA legal team for review.
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. If the parcel transfer has not been completed by the August, WW HOA meeting, the Board will vote to determine if a return of the \$10,000 deposit from Sign Solutions is the appropriate action.
4. New Resident Directory	Karen is in the process of gathering all of the information to create the new Resident Directory.
5. Clean-up of San Andrew basin area	All work was completed by Mainscapes. If additional mowing is required, Mainscapes will complete the work at a cost of \$320 per instance.
6. Tree and Shrub Planting	All work was completed by Mainscapes.
7. ECC Proposal for Enforcement of Covenant Violations	A proposal from the WW ECC, to be presented to LLA regarding procedures to be followed by LLA to enforce WW covenants will be submitted to the LLA Board by Steven Ekanger, a WW resident and LLA Board Member.

New Business

Action Items	Comments/Resolution
1. WW Enforcement of the 2009 Landscaping Contract	The Landscaping committee is working on a proposal to be presented to the LLA Board for approval prior to being released for bids on the 2009 contract to various landscaping companies.

Resident Forum

No new items were presented to the Board.

The meeting was adjourned at 8:00 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.

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.