

WESTWINDS HOA Meeting
Wednesday, July 18, 2007 • Golf Pavilion

Introductions

- BOD Directors in attendance: Jim Urchasko, Matt Bernota, Karen Urchasko
- BOD Directors absent: Tom Poss, Brian Lippy, Arthur Rosenberg, Stan Swoyer
- BOD Officer in attendance: Sonja Rossig (Treasurer)
- BOD Officer absent: Peg McGreevy (Secretary)

Meeting Adjourned

Meeting convened at 7:10 pm., adjourned at 7:12 p.m., and reconvened at 7:14 p.m. by invoking Section 2-506 of the Annotated Code of MD, Corporations and Association.

Certification of Proxies:

- No proxies were offered.

Approval of May and June 2007 Minutes

- Matt motioned to accept the May and June minutes; Karen seconded. Minutes were approved.

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer	<p>Sonja reported: --Income of \$24,127.70 was received as of 7/16 from dues assessments, ECC fees, and money market interest. --Taxes need to be done by our Accountant; \$800 still needs to be paid for 2006 taxes. --28 homeowners continue to owe WW dues; another reminder will be sent out in September, which will include additional late fees. --Board needs to set annual assessment by November. Matt motioned to accept the Treasurer's Report presented; Karen seconded.</p>
2. Village Chair	<p>Anyone interested in volunteering for this position may contact a member of the Board.</p>
3. Landscaping Committee	<p>Residents continue to complain that the Village looks bad and reiterated the complaints from the June meeting as follows: --Street trees on Club House Road have not yet been mulched; --SanAndrew storm water management pond not completely cleaned up; --dead evergreen tree at second entrance needs removed; --flowers at entrances not being watered; --curbside edging has not been done; and --weed control of asphalt to concrete curb needs to be done. Jim e-mailed Clay regarding these complaints but because Clay was on vacation for several weeks, Jim is still awaiting a response.</p>

Action Items	Comments/Resolution
	<p>A couple of new complaints were voiced:</p> <p>--Pool issues: As was in past summers, there are no flowers in pots at the pool; plants on the hillside are dead; and the fountain-aerator in the storm management pond is no longer working. Jim will check with Clay.</p> <p>--Hillside at the entrance of Club House Circle has not been cut by the golf course. Jim will notify the Golf Manager.</p> <p>--Storm Management Pond on SanAndrew has an abundance of overgrowth and needs cut/pruned. Jim will meet with the Golf Manager to review his set of plats to see if they show who owns the pond. This needs to be cleared up first.</p>
4. ECC Committee	<p>Karen reported that for July:</p> <p>--2 residential applications were received; one was approved one is pending.</p> <p>--2 portable basketball hoop registration forms were received; both are pending.</p>
5. Parcel Transfers to LLA	Stan absent; no report provided.
6. Developer Status	Brian absent; no report provided.

Old Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	<p>Jim is still awaiting a response from Clay regarding the status of obtaining the legal document titled "responsibility of assignments" which would allow LLA to enforce WW more restrictive Covenants. It was noted by a resident that earlier this year in a meeting between the LLA BOD and the WW BOD, the LLA Board agreed they should be enforcing WW Covenants.</p>
2. Insurance Policy	<p>At the request of BB&T, Jim re-signed/re-dated and returned the insurance application. Now waiting for receipt of the new policy. Sonja reported she cancelled former policy with Nationwide.</p>
3. Developer Punch List	<p>Jim has been in touch with Frederick County representatives in an attempt to obtain information regarding the punch list, and is awaiting the information.</p>
4. Capital Improvement Project Ideas	<p>Matt reported on the 3 estimates he received for signage at the second entrance. Either dark bronze anodized aluminum lettering or baked enamel duronotic bronze aluminum lettering can be installed. Karen asked what maintenance is required for the bronze lettering. Matt will check on this, as well as when the work can begin and how long it will take to complete. Jim will check with Clay to see if LLA can provide the electrical hook-up.</p>

New Business

Action Items	Comments/Resolutions
1. Setting Annual Assessment	Jim said we will wait until the results of the WW Survey are completed to determine the assessment for 2008.
2. Golf Course Letter	The Golf Course Manager has filed another complaint regarding residents using the golf course for their personal use. Jim is urging residents not to walk on golf paths and not walk their dogs on the cart paths, and for children not to play on the golf course. It's not only a Covenant violation but is a SAFETY issue.
3. WestWinds Survey	Jim sent WW Board Directors the draft community survey for their review and comment. The final will be mailed to residents by the end of the week.
<p>4. Termination of Board Director Arthur Rosenberg has not attended any Board meetings since his appointment to the Board in March. According to the WW Covenants, Board Directors absent for 3 consecutive meetings may be eliminated by the Board. Mr. Rosenberg's remaining term is 2 ½ years. Matt motioned to eliminate Mr. Rosenberg from the Board; Karen seconded; all approved.</p>	
<p>5. Nomination of New Board Director Matt motioned to nominate Gail Treglia, a WW resident for 10 years, to fill the remainder of Mr. Rosenberg's term. Karen seconded the motion; all approved. Welcome, Ms. Treglia.</p>	

1. Resident Forum	
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Residents are continued to be reminded that walking on golf paths, children playing on the greens, and walking dogs on the golf paths are prohibited and is a violation of the WestWinds Covenants. This property is owned by the golf course and is private property. In addition to trespassing, it is not safe.

Additionally, residents are reminded that all pets must be on a leash when outside their yard. Please be courteous to your neighbors and respect Frederick County's leash law.

Meeting adjourned at 8:45 pm

Reminder: August's WW HOA meeting is scheduled for Wednesday, August 15, in the golf pavilion. We hope to see you there! Feel free to contact any Board member with questions or concerns. Your input is appreciated and welcome.

To receive a copy of the HOA minutes via email, please contact Peg McGreevy (301.865.4987 or mmmcmgreevy@leggmason.com)