

*WESTWINDS BOD MINUTES 8/16/06*

Present: Jim Urchasko, Brian Lippy, Stan Swoyer, Karen Urchasko

Approval of Minutes: July 19, 2006 minutes approved.

Treasurer: No report (Treasurer absent)

Village Chair: No report (Chair absent)

Landscape: M.Dihmes met with J.Urchasko and B.Lippy and reviewed the current and prior years' landscaping contracts.

ECC: Two applications were received for the month of August; one approved and one pending. One house plan for new home construction was reviewed and approved. Five Guidelines (Enclosed Structures, Signage, Lattice, Basketball Hoops, and Play Equipment) were developed and provided to the Board at the June BOD meeting for review/comment. One comment was received and considered. If there are no further comments/concerns, the Guidelines will be adopted and published on the LLA web site under WW Village. ECC considered two candidates for the ECC vacancy and referred B. Rossig to the BOD for consideration and approval, which was approved by the Board. Residents are reminded that political signs should not be erected on any properties. A question was raised regarding a Federal or State law prohibiting the removal of a political sign. **Action:** K.Urchasko will check on this.

Parcel Transfers: S.Swoyer reported that next week all the problems should be resolved and liens released, and the transfer is imminent. J.Urchasko asked for a map of the location of the lots that will be transferred to LLA.

Developer Status: B.Lippy indicated the bids are in to resurface the roads in sections 4 and 5, and the cart paths in some areas. Also, clean up of several ponds will start soon. There was a discussion on the safety issue of golf carts crossing the roads. B.Lippy offered to place strips on the roads if this is what the community wants, and said several things could be done to enhance the beauty of the community in concert with the golf course. **Action:** B.Lippy will provide a list of items he believes would enhance the beauty of the community for the Board and the Landscaping Committee to consider.

16<sup>th</sup> Fairway: A complaint was received regarding the overgrown vegetation along the 16<sup>th</sup> fairway. B.Lippy said the homeowners' property lines are mid-way down the hill and the golf course owns from that point down to the golf course. There was no agreement between the Declarant and the golf course as to how this area would be maintained. **Action:** K.Urchasko will relay this information to the homeowner.

Secretary Volunteer: A resident volunteered to serve as the BOD secretary, but was not present. **Action:** J. Urchasko will contact her to see if she's still interested and to explain what is involved in the position and the commitment.

Copy Service/Invoice from LLA: WW received a bill for \$225 to cover the cost of using the LLA copy machine to xerox the Community Directory (S.Rossig did the copying and provided the paper). J.Urchasko pointed out that the FY06 WW annual assessment dues collected from WW residents was \$421,230, and that the residents receive services (i.e., trash pick-up, grounds and pool maintenance) for a total of \$93,115. B.Lippy moved (S.Swoyer second/ all approved) that a letter be sent to LLA outlining the LLA budget and the WW contribution and value received, and requesting LLA justify the invoice for \$225 in light of the \$330,000 difference collected from the residents. The letter should also include the other monies paid to LLA for Bens Branch bridge installation and tot-lot/basketball hoop court acquisition and installation, as well as the proposed 2<sup>nd</sup> entrance light and two tot-lot benches purchase/installation. J.Urchasko will e-mail LLA. S.Swoyer motioned (S.Swoyer second/all approved) that a letter be sent to WW residents informing them of this and that up to \$300 be spent for paper/printing costs.

Internet Access: S.Swoyer indicated he contacted S.Rossig earlier in the day to set up a date/time for installing a modem. **Action:** S.Rossig to contact S.Swoyer to arrange an installation date/time.

Audit: No report (S.Rossig absent). **Action:** S.Rossig should bring to the September meeting a quote of the cost for an audit.

Insurance Policy: No report (S.Rossig absent).

Mulching/Trimming of Street Trees: B.Lippy motioned to curtail the mulching/trimming of the street trees for this year since it's so late in the season (S.Swoyer second, all agreed). **Action:** M.Dihmes, B.Lippy, and J.Urchasko will work on a new contract for the spring.

Tot-Lot Benches: J.Flint was to survey the tot-lot area on weekends to observe usage and need for additional benches, but was absent. M.Bernota also volunteered to survey the area on weekends and provide information at the September meeting. J.Urchasko suggested that perhaps several benches could be placed throughout the community for those who walk, and invited residents to let him know their opinion of this idea.

Lighting at 2<sup>nd</sup> Entrance: J.Urchasko indicated that C.Edwards from LLA will move and install the junction box. S.Swoyer would like to see a line item in the LLA budget, but feels we should hold off until after the resident letter is distributed. **Action:** B.Lippy will check on light styles and costs, and bring to the September meeting.

Maintenance of Developer-Controlled Areas: **Action:** B.Lippy will provide quotes.

Developer Punch List: No report.

Street Captain Vacancies: Two areas still in need of a Street Captain--Middle block of Country Club (i.e. top of SanAndrew down to Pond Fountain) and new section of Country Club to SanAndrew. Anyone interested should contact a BOD member.

Resident Forum: A resident asked what action is being taken by the Board regarding violations. This will be placed on the agenda for September.