

**WESTWINDS HOA Meeting**  
**Wednesday, August 20, 2008 • Golf Pavilion**

**Introductions**

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

**Meeting Convened**

- The meeting convened at 7:07 pm.

**Certification of Proxies:**

- No proxies were offered.

**Approval of July Minutes**

- Karen asked that the ECC Committee portion of the July Minutes reflect a small correction, which has since been made. Milton motioned to accept the minutes as presented; Gail seconded; all favored.

**Monthly Reports/Status Updates**

Action Items	Comments/Resolution
1. Treasurer Report	<p>Art presented the monthly financial report (a copy of which is in the Secretary's binder).</p> <ul style="list-style-type: none"> <li>• YTD Income Received - \$24,834.37</li> <li>• YTD Expenses - \$4,734.99</li> <li>• Two properties past due for 2007; 15 properties past due for 2008.</li> <li>• Total Cash Balance - \$105,862.27</li> </ul> <p>Milton motioned to accept the report; Sue seconded; all favored.</p>
2. WestWinds LLA Representative Report	<p>Steve Ekanger has recently been elected to serve on the LLA BOD. In doing so, he will be providing WW residents with updates at the WW HOA BOD meetings.</p> <p>The USGA intends to conduct a \$1.8 million study on Lake Langanore. One of the benefits surrounding this study is that it may help to cover future costs associated with the lake.</p> <p>LLA has a reserve that is intended for maintenance and continuation of the sidewalks within WW.</p> <p>LLA is considering the purchase of the Golf Course and Steve has been working diligently to get the financials together to present to the LLA BOD.</p> <p>Steve also addressed WestWinds possible cessation from LLA and informed the residents that a 2/3 vote within all of LLA would have to be passed to allow for this consideration.</p>
3. Landscaping Committee	<p>The 2009 landscaping selection and management will be overseen by WW and paid for by LLA. The Landscaping committee is still reviewing</p>

Action Items	Comments/Resolution
	the contract and intends to release the contract for bids, by 3 landscapers of WW choice in October.
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>One application was received in August and it was approved. An application from May that was pending has now been approved.</p> <p>Three basketball hoop registrations were received, and site visits will help determine if they are approved.</p> <p>Residents were reminded that they must have all exterior improvements reviewed and approved, prior to beginning any work, by the WW ECC (not LLA) to avoid fines and impact at the time of sale.</p>
5. Parcel Transfers to LLA	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	<p>As a result of the parcel transfer stand still, a plat can not be produced for the County to approve this project. The Board voted unanimously to request a return of the \$10,000 deposit from Sign Solutions.</p> <p>Milton motioned to approve this action; Karen seconded; all favored.</p>
4. New Resident Directory	A postcard will be mailed ASAP to request updates for the new directory. Karen is working diligently to gather all pertinent information and pricing for the continuation of this project.
5. ECC Proposal for Enforcement of Covenant Violations	Matt reminded all of the attending residents of the importance of the WW ECC. Additionally, Matt noted that the WW ECC will be presenting its proposal for a standardization of enforcement to the LLA Board at the September meeting.

### New Business

Action Items	Comments/Resolution
1. Golf Course Purchase Update	<p>Since the last WW HOA BOD meeting, Catering by Uptown made an offer to purchase the WW Golf Course for \$1.3 million. Due to unresolved issues, the deal did not go through.</p> <p>While Greenfield Partners has made no official statement of an imminent closure of the Golf Course, abandonment remains a possibility. Brett Kramer, Andrew Twillman and Steve Ekanger are working hard to find a resolution so that abandonment does not occur. They presented several possible scenarios for the Golf Course, which has been listed for sale since the Spring of 2007.</p> <p>1. Purchase by an outside investor. There are no known parties</p>

Action Items	Comments/Resolution
	<p>interested at this time.</p> <ol style="list-style-type: none"> <li>2. Abandonment by Greenfield Partners.</li> <li>3. Possible take over by the county.</li> <li>4. Donation by Greenfield Partners to a non-profit group (LLA).</li> <li>5. Lease-back option to LLA.</li> <li>6. Purchase by current members/homeowners with a "low-ball" offer of about \$500K.</li> </ol> <p>Brett, Andrew and Steve are in contact with LLA, Frederick County, Fairway Advisors and other golf course operators to continue this process. Residents are encouraged to get the word out to anyone who may be interested in purchasing the Golf Course.</p> <p>This topic is bringing to the forefront the need for community awareness. The WestWinds Google Group will be the primary method of communication to residents. Residents were encouraged to sign up for this e-mail service and a link was place on the WestWinds page within the LLA website. Additionally, another postcard will be mailed to each resident to ensure that everyone is notified about this service.</p>
<p>2. Mainscapes Bid for One Time Edging Contract</p>	<p>Mainscapes will be submitting a proposal for a one time edging contract for all non common areas within WestWinds. Based on the pricing, the Board will determine if the work will be completed by Mainscapes, paid with monies from WestWinds HOA dues.</p>

**Resident Forum**

No new items were presented to the Board.

The meeting was adjourned at 8:40 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](mailto:lindung@comcast.net).

The WWBOD HOA meetings will be held at the WestWinds Golf Pavilion beginning in May through September.

**Reminders to Homeowners:**

Any acts of vandalism in WW should reported directly and immediately to LLA. 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.

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](http://www.lakelinganore.org), WestWinds Village.

Basketball Hoop Guidelines and Registration forms can be downloaded from the LLA website at [http://www.lakelinganore.org/villages/west\\_winds/West%20Winds/WWECCBasketball%20Hoop.htm](http://www.lakelinganore.org/villages/west_winds/West%20Winds/WWECCBasketball%20Hoop.htm)

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