

WESTWINDS HOA Meeting
Wednesday, September 17, 2008 • Golf Pavilion

Introductions

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

Meeting Convened

- The meeting convened at 7:06 pm.

Certification of Proxies:

- No proxies were offered.

Approval of August Minutes

- Matt asked that a modification be made to the Golf Course Purchase Update portion of the August Minutes, which has since been made. Milton motioned to accept the minutes as presented; Matt seconded; all favored.

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	<p>Matt presented the monthly financial report (a copy of which is in the Secretary's binder).</p> <ul style="list-style-type: none">• YTD Income Received - \$25,877.39• YTD Expenses - \$6,389.95• Two properties past due for 2007; 14 properties past due for 2008.• Total Cash Balance - \$113,777.09 <p>Milton motioned to accept the report; Sue seconded; all favored.</p> <p>A refund was received from Sign Solutions for the deposit for the second entrance signage. This project can not begin until a plat is produced for the area.</p> <p>A Federal tax bill of over \$2,000 will be owed if the WestWinds HOA doesn't make wise cash purchases by 12/31/2008. The non-profit status of the WWHO requires that monies not continue to accumulate over a period of time. The specific non-profit designation will be reported at the next meeting.</p>
2. WestWinds LLA Representative Report	No report was provided (Steve Ekanger was absent).
3. Landscaping Committee	The 2009 landscaping selection and management will be overseen by WW and paid for by LLA. The Landscaping Committee has submitted an amended copy of the contract to Michelle Kennedy (LLA) and is waiting for Karen Urchasko's review. The Landscaping Committee intends to release the contract for bids, by at least 3, but no more than 5 landscapers of the Landscaping Committee's choice in October.

Action Items	Comments/Resolution
	<p>Attending WW residents were concerned about the condition of our common areas. They brought up several specific concerns to include:</p> <ul style="list-style-type: none"> • street trees in need of trimming • main entrance trees in need of trimming • retention pond near second entrance needing cleaning, mowing and maintenance • grasses at the main entrance needing to be thinned <p>The Landscaping Committee will contact Mainscapes to find out if they can help with any of these projects to bridge the gap until the next contract is awarded.</p>
4. ECC Committee	No report was provided (Karen Urchasko was absent).

Old Business

Action Items	Comments/Resolution
1. 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.
2. ECC Proposal for Enforcement of Covenant Violations	<p>The WestWinds ECC Proposal was presented to LLA and they did not accept the terms. Alan Dinkelacker, LLA BOD President, will have a workshop to work on resolving concerns in the very near future.</p> <p>The WW HOA is seeking legal advice on this matter.</p>
3. Golf Course Purchase Update	<p>Brian Duncan, from Tyler Donegan did report at the LLA meeting on Sept 8th, that several parties have been looking at the Golf Course.</p> <p>LLA is willing to pay for a feasibility study if no serious buyer is presented by 9/22/08. This study will take about 4 days to complete.</p>

New Business

Action Items	Comments/Resolution
1. Mainscapes Landscaping Proposal	<p>As a result of the signage issue at the second entrance, Sue asked Mainscapes to submit a proposal to install new trees in the basin by the second entrance and spruce up/coordinate both entrances. Mainscapes submitted two separate proposals; one included installing 25 trees and the other 15. Both proposals include a mixture of evergreen, spring flowering and fall foliage trees.</p> <p>Sue motioned to approve the \$10,000 proposal to include transplanting existing plants from the main entrance to the second entrance and installing 10 new trees for the basin. Matt and Milton favored, Gail did not.</p> <p>Matt will return the signed contract to Mainscapes so that work can begin ASAP.</p>

Resident Forum

Action Items	Comments/Resolution
1. Retention Pond Near Second Entrance	Residents are concerned about the potential danger of the area around the second entrance retention pond. They reported that children play near the pond and are concerned for their safety. PLEASE REMIND ALL CHILDREN THAT THE RETENTION POND IS LOCATED ON PRIVATE PROPERTY AND NO ONE SHOULD BE PLAYING IN THAT AREA.

The meeting was adjourned at 8:45 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 WW BOD HOA meetings will be held at the LLA office until April 2009. We hope to see you there!

Reminders to Homeowners:

Any acts of vandalism in WW should be 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 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.

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

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