

WESTWINDS HOA Meeting
Wednesday, November 21, 2007 • LLA Office

Introductions

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

Meeting Adjourned at 7:00 pm

Certification of Proxies:

- No proxies received.

Approval of October Minutes

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

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer	<p>Karen read the Treasurer's report: --Income (\$25,996.99), which is less than the October report because a \$1,500 fence compliance deposit was returned to the homeowner. --Expenses (\$16,354.98). Gail motioned to accept the report; Matt seconded; all favored.</p> <p>The Treasurer position will become vacant. On the Community Survey conducted in July, Art Sprinkel expressed an interest. The Board interviewed him. Gail motioned Mr. Sprinkel be appointed to the position; Matt seconded; all favored. Jim will contact him of his appointment.</p>
2. Village Chair	Anyone interested in volunteering for this position may contact a member of the Board.
3. Landscaping Committee	Gail volunteered to serve on the Landscaping Committee with Mike, and will review the former Classic contract along with Jim's initial proposed contract from last year to revamp into a new one.
4. ECC Committee	<p>Two applications were received and approved in November. Of the two pending applications from October, one was approved, and one was withdrawn. No basketball hoop registration forms were received in November; the one pending from October was approved.</p> <p>Two positions (a Member and the Secretary positions) on the ECC will become vacant. Residents who expressed interest in serving on the ECC (on the July Community Survey) have been contacted.</p>
5. Parcel Transfers to LLA	No report provided.
6. Developer Status	Jim reported that no one seems to know what is going on. Neither Brian nor Stan has attended a meeting recently to provide any information.

Old Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	<p>Jim contacted Clay Edwards regarding the clean-up of the SanAndrew storm management pond and the burned-out light under the WW sign at the Main Entrance. Clay indicated the work would be done by Thanksgiving.</p> <p>As a follow-up to residents' concerns raised at the October meeting regarding the sex offender issue, Jim contacted Clay and suggested an article be included in LakeTalk. An article appeared on page 3 of the November issue.</p> <p>At the August WWHO A meeting, Clay indicated that subletting within the Lake Linganore Villages was a Covenant violation and would take action on the specific WW property raised by residents. However, Clay recently e-mailed Jim indicating that after conducting some research on the subject, he found there was nothing within the Covenants that covered subletting and therefore LLA was unable to take action as he initially reported.</p> <p>Jim contacted three local attorneys to seek legal advice with respect to the Covenant enforcement and other issues with LLA. One attorney appeared to be interested and will call within the next few weeks to schedule a meeting. The initial consultation will cost a flat fee of \$250, in which several attorneys from his firm will attend. Gail motioned that \$250 be spent for the initial meeting; Matt seconded; all favored.</p>
2. Developer Punch List	<p>Jim attended a meeting with several Frederick County and LLA representatives to discuss the sureties issue. The County indicated they will not do anything regarding street trees, sidewalks, and the trees between the homes backing Country Club and Pond Fountain. These issues are between the developer and WW and/or LLA. With respect to the storm management ponds, the County makes some effort to insure they are in and maintained.</p>
3. Signage at Second Entrance	<p>Before Signs Solutions can begin installing the signs, the County needs a copy of the plat for the 2nd entrance. Brian Lippy recently picked up a copy of the plat from Tom Poss' office and indicated to Jim that he will provide a copy to WW.</p>
4. Setting Annual Assessment	<p>The annual assessment of \$70 was approved at the October meeting; however, the vacant lot assessment was not addressed. Jim recommended keeping the annual assessment at \$26 for vacant lots. Matt motioned to approve to continue last year's vacant lot assessment at \$26; Karen seconded; all favored.</p>
5. WW 2008 Budget	<p>The 2008 proposed budget was presented to the Board. Matt motioned the budget be approved with changes; Gail seconded; all favored. The approved budget will be distributed to residents in early January, along with the annual assessment notices.</p>
6. Hughes Judgment	<p>No new information.</p>
7. Holiday Party	<p>Gail reported that 80 people have responded so far. Matt motioned that up to \$3,000 be approved for the holiday party; Gail seconded; all</p>

Action Items	Comments/Resolution
	approved.
8. Christmas Lights Committee	Karen contacted two vendors. Christmas Décor suggested decorating only 6 of the 12 center island trees at the Main Entrance. Holston Brothers submitted a proposal to light all 12 trees for a cost of \$2,100 which includes installation and removal. Gail motioned that Holston Brothers be awarded the contract at a cost of \$2,100; Matt seconded; all favored. The Board agreed that the lights should remain on the trees until the end of January.
9. Election Committee	Matt volunteered to contact residents to seek interest in serving on this Committee; several people are interested. The Committee will begin the election process in January.

New Business

Resident Forum - None

December WW HOA Meeting Cancelled: The Board suggested and agreed that the December meeting be cancelled because of the Christmas holiday.

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 Peg McGreevy (301.865.4987 or mmmcmgreevy@leggmason.com)

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.