

**MINUTES OF THE
WESTERLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Monday, October 15, 2007**

A: Call to Order

The President called the meeting to order at 7:07 p.m.

Board Members and officers present:

Mr. Kevin Gilfedder	President
Mr. Dale Pontiff	Vice President
Ms. Cheryl Hammes	Director
Mr. Stephen Reed	Secretary
Mr. Ed Barrow	Treasurer
Ms. Courtney Heykoop	Community Coordinator
Ms. Anne Welsh	Landscape Committee

Staff members & Service Providers present were:

Mr. Mike Marcolla	Community Manager, Legum & Norman, Inc.
Mr. Christopher Swemba	Recording Secretary, C&C Securities, LLC

B. Approve Minutes:

The President submitted the Minutes of the September 18, 2007 Regular Meeting of the Board of Directors for approval. It was:

**MOVED and Seconded: That the approval of the September 18, 2007 Regular Meeting of the Board of Directors, be approved as submitted.
UNANAMOUSLY APPROVED**

C. Officers Reports:

The President called for Officer Reports.

President's Report:

Mr. Gilfedder noted that the Trash Policy and Reasonable Accommodation and Modification Policy are currently being received by legal council (Amy).

Vice President's Report:

Mr. Pontiff had no report for the Board.

Treasurer's Report:

Mr. Barrow had no report for the Board.

Secretary's Report:

Mr. Reed had no report for the Board.

Landscape Committee Report:

No report for the Board.

Architectural Review Board Report:

Ms. Heykoop noted that she has provided notice to all homeowners whose homes are located near the basketball hoop that was left on common ground. The notice stated that the hoop would be removed in ten days as it is on common ground. The Board decided to contact legal council before removing the basketball hoop.

Ms. Heykoop noted that she needs vehicle decals and asked that management please provide Peachtree's website address.

Ms. Heykoop noted that she would like to use decals to place on garbage cans when they are left out on non trash pick-up days instead of placing letters in the owner's front door.

Ms. Heykoop noted that the ground cover letters went out last week suspending fines due to the drought.

Ms. Heykoop noted that there are currently:

- 21 first notices
- 12 second notices
- 8 second fines
- 1 final notice

Ms. Heykoop noted that the house on Augusta with the grass laying on the ground as a result of it being too tall, is currently vacant. Management will send notice to the owner via certified-mail noting that the HOA will have the lawn cut and place the charge on the owner's account.

Ms. Heykoop asked if the Board would like to vote on two unauthorized architectural modifications (figurines and mulch beds) before the ARB Applications were received. The Board decided not to vote on either until the ARB Applications have been received.

The Board will review and vote on several ARB Applications during executive session

D: Homeowners Forum:

A homeowner who resides on Southern Oaks was present to ask that the Board allow him to keep the inside of his shared fence stained. The fence was stained in 2003 and has never been an issue. The owner had hired someone to power wash the fence, but the contractor only completed half the job and no one has been found to complete the job for a reasonable cost. The Board agreed that the fine be suspended indefinitely so long as the owner is diligently working to abate the violation. The owner must also attend next months Board Meeting and provide evidence of abatement.

A homeowner inquired the cost of a "Dead End" or "No Outlet" sign (pointing to right) for the intersection where Rusty Black Hall meets Southern Oaks. Management will look into the cost of the sign and the Board will discuss the location of the sign once a cost is obtained.

E: Management Report:

The Board called for the Management Report by the Community Manager.

Regarding the Annual Meeting in January, the same process as last year will be followed. Mr. Reed and Mr. Barrow will be up for re-election.

Mr. Marcolla noted that the Association's Governing Documents require that all proxies be notarized to be valid. The Board agreed that this was an unreasonable requirement and that they would not require the proxies to be notarized.

Mr. Marcolla explained that the Association does not have as large of a surplus for contingencies as they should. He advised that the Board make an added effort to be aware of the Association's financial statements. The Board will closely review the Association's financial statements and last years audit with a next meeting.

Mr. Marcolla presented an authorization form from Continental pools to bill for having the pool open on Tuesdays. This cost was not accounted for originally as keeping the pool on Tuesdays in the contract. The Board approved paying Continental for having the pool open on Tuesdays. The Board also requested that management determine the cost to have the pool open from 10:00 am – 8:00 pm instead of from 4:00 pm – 8:00 pm on school days.

Mr. Marcolla thanked the Board for their input regarding his performance.

F. Old Business

No Old Business was on the agenda for discussion.

G. New Business

The President called for any New Business that had not yet been discussed.

Ms. Hammes noted that the latest edition of the Westerly Wire will be extended and mailed to all owners and residents. She will provide an electronic copy for the website.

H. Close of Business

There being no further business to come before the Board in Regular Meeting, it was

MOVED and Seconded: That the October 15, 2007, Regular Meeting of the Board of Directors be adjourned.

UNANAMOUSLY APPROVED

Meeting was adjourned at 7:56 p.m.

Minutes respectfully submitted by:
Michael C. Marcolla

The foregoing minutes of the September 19, 2007 regular meeting of the Board of Directors of the Westerley HOA were approved on the 19th day of November, 2007.

Attest:

Stephen Reed, Secretary

