

**MINUTES OF THE
WESTERLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Monday, November 19, 2007**

A: Call to Order

The President called the meeting to order at 7:09 p.m.

Board Members and officers present:

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

Staff members & Service Providers present were:

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

B. Homeowners Forum:

The homeowner who resides on Southern Oaks who was asked to attend the December Board Meeting to provide evidence of abatement of a stained fence was present to inform the Board that he had hired a contractor to sand the wood. Ms. Heykoop noted she had not yet seen the finished product. Ms. Heykoop noted that she would send confirmation to the owner if the issue has been abated or not.

A homeowner inquired if the guidelines allow for the grass strips between driveways of the townhomes to be paved over as they become very muddy when it rains. The Board noted that they would need to review the design guidelines and determine if this would be allowable. Any homeowners who would like to make this change would need to submit an ARB Application before starting the work.

Mr. Gilfedder recommended that all homeowners review the design guidelines before making any home improvements.

A homeowner who resides on Southern Oaks was present to appeal \$325.00 of ARB fines from their account. The Board explained that warnings letters regarding the baron yard had been send to the homeowner and serve as notification of the violation. The notice also included the steps necessary to abate the violation to avoid incurring any fines.

The Board Moved to Executive Session at 7:36 pm to discuss the owner's request.

The Board re-convened at 7:40 pm.

The Board announced that the homeowner is liable for the \$325.00 in fines. The Board agreed to suspend any collection processes in movement now if the homeowner were to pay the fines, in full, over the next three months.

A homeowner was present to appeal the decision that Lava Rocks are not an approved ground covering for the area between the driveways of the townhomes. The Board explained that the Lava Rocks were installed prior to receiving authorization from the ARB. The homeowner then requested that the Board approve the Lava Rocks in place as they are now or help to pay the costs associated with removing the rocks and installing an approved River Rock. The Board agreed that the homeowner would need to abate the violation, per the violation letter, and resubmit a new ARB for any new coverings, other than grass, to be installed.

C. Approve Minutes:

The President submitted the Minutes of the October 15, 2007 Regular Meeting of the Board of Directors for approval. It was:

MOVED and Seconded: That the approval of the October 15, 2007 Regular Meeting of the Board of Directors, be approved as submitted.

UNANAMOUSLY APPROVED

D. Officers Reports:

The President called for Officer Reports.

President's Report:

Mr. Gilfedder had no report for the Board.

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:

Ms. Welch noted that Meadows Farm has agreed to replace four trees installed on top of Rose Hill in the spring of 2008. The trees are Norway Spruces and cost about \$429.00 each.

Ms. Welch recommended that the Board put more effort into the tot lot. She noted she had contacted Jetco Enterprises to obtain a proposal to install a concrete walkway in this area. In addition, Palmers and Meadows Farm have been contacted to obtain proposal to install a concrete walkway with pavers. The Board noted that dimensions and drawings will need to be specified on the proposals. Ms. Welch noted she would work to obtain proposals before the next Monthly Board Meeting.

Architectural Review Board Report:

Ms. Heykoop noted that there are currently:

- 5 Hearings scheduled
- 5 ARBS for review

E: Management Report:

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

Mr. Marcolla explained that the Association should pursue possible health code violations at the abandoned house. Items can not be physically taken from the property as this can be looked at in a court of law as theft. Mr. Marcolla will contact the Heath Department. The owner will be assessed a bill for lawn mowing services when an invoice is received. The front lawn has recently been cut and the back lawn is scheduled to be mowed tomorrow.

Mr. Marcolla noted that many unit owners with outstanding balances on their account were sent their 10 day notice. Most of these delinquencies are a result of covenant fines remaining unpaid. Mr. Marcolla will look to see if mail for delinquent owners is being returned to sender (Legum & Norman).

Mr. Marcolla inquired if the December Regular Board Meeting be rescheduled on Thursday the 13th. The Board agreed to hold the December Meeting on the 13th and asked Anthony to post this information on the community website.

Mr. Marcolla presented a pool management proposal from Continental Pools for the for the 2008 season. It was confirmed that the pool would remain open from 10:00 am to 8:00 pm (including school days) from May 21st to September 24th for a cost of \$30,300.00.

**MOVED and Seconded: That the Board approve the pool management proposal from Continental Pools for the 2008 season at a cost of \$30,300.00.
UNANAMOUSLY APPROVED**

Mr. Marcolla noted he would drop off a Peachtree catalog to Mr. Gilfedder.

Mr. Marcolla noted that the "Call for Candidates" will be mailed to all homeowners tomorrow as two Board members are up for re-election (Ed Barrow and Stephen Reed) this year. Mr. Marcolla also asked that Mr. Reed and Mr. Barrow confirm if they plan to run for re-election by December 10th.

F. Old Business

No Old Business was on the agenda for discussion.

There was no Old Business for discussion.

G. New Business

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

There was no New Business for discussion.

H. Close of Business

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

**MOVED and Seconded: That the November 19, 2007, Regular Meeting of the Board of Directors be adjourned.
UNANAMOUSLY APPROVED**

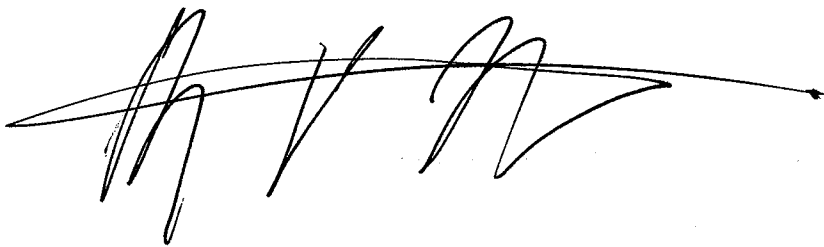
Meeting was adjourned at 8:51 p.m.

Minutes respectfully submitted by:
Michael C. Marcolla

The foregoing minutes of the November 15, 2007 regular meeting of the Board of Directors of the Westerley HOA were approved on the 13th day of December, 2007.

Attest:

Stephen Reed, Secretary

A handwritten signature in black ink, appearing to be 'S. Reed', written over a horizontal line.