

**MINUTES OF THE
WESTERLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Monday, March 16, 2009**

Board Members and officers present:

Mr. Kevin Gilfedder	President
Mr. Dale Pontiff	Vice President
Mr. Abinet Belachew	Treasurer
Ms. Cheryl Hammes	Director
Ms. Anne Welsh	Grounds Committee Chairperson

Board Members and officers absent:

Mr. Stephen Reed	Secretary
Ms. Courtney Heykoop	Community Coordinator

Staff members & Service Providers present were:

Ms. Deborah Laurion	Community Manager, Legum & Norman, Inc
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A. Call to Order

The President called the meeting to order at 7:02 p.m.

B. Kincora Presentation

Representatives from Kincora, a proposed mixed-use office park located at the Route 7/ Route 28 interchange, gave a presentation on the project and answered questions from residents in attendance.

C. Approval of Minutes:

The previous Board meeting minutes were submitted for review and approval:

**MOVED and seconded: That the February 17, 2009 Board meeting minutes be approved as amended.
UNANAMOUSLY APPROVED**

D. Management Report:

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

Ms. Laurion presented the Board with the 2007/2008 draft audit from Goldklang, Cavanaugh & Associates. After review, the Board President and Management signed the representation letter which will need to be returned to Goldklang in order to finalize the audit.

Ms. Laurion presented the 2007 tax returns for the Board President's signature. There was a balance due of \$98 on the federal return and a balance due of \$12 on the state return.

E. Officers Reports:

The President called for Officer and Committee 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. Belachew had no report for the Board.

Secretary's Report:

Mr. Reed was not present to give a report to the Board.

Landscape Committee Report:

Trash clean up within the community was discussed. The Board would like to see this taken care of but does not want to spend more than \$600.

Covenants Committee:

Ms. Heykoop was not present to give a report to the Board.

F. Unfinished Business:

The final copies of resolutions for multiple violation offenders and complaint processes as prepared by the Association's legal counsel were received and approved by the Board. Management will mail these resolutions to all owners of record.

The Board agreed to a new collections process as previously recommended by legal.

G. New Business:

In order to comply with the Virginia Graeme Baker Pool and Spa Safety Act, new legislation aimed at preventing drain entrapment of children which is in effect this pool season, the Association must install frames and grates over the drains in both pools and abandon the equalizer lines at the skimmers. A proposal from Continental Pools was submitted.

**MOVED and seconded: That the Association approve the proposal from Continental Pools to approve the required repairs at a cost of \$2,600.
UNANAMOUSLY APPROVED**

Management presented the Board with a proposal from Deland Corporation to sweep the streets in the entire community. Management will schedule this service for the last week in March / first week in April. Notice will be sent to the community announcing this, and Board members will assist with placing flyers on cars noted to be parked on the streets prior to the event.

**MOVED and seconded: That the Association approve the street sweeping proposal from Deland Corporation for a cost of \$1,125.
UNANAMOUSLY APPROVED**

H. Executive Session

The Board entered into Executive Session for the purpose of discussing covenants violations and delinquency:

MOVED and seconded: That the Board enter into Executive Session at 8:35 p.m.

UNANAMOUSLY APPROVED

I. Close of Business

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

MOVED and seconded: That the March 16th, 2009, Regular Meeting of the Board of Directors be adjourned.

UNANAMOUSLY APPROVED

Meeting was adjourned at 9:35 p.m.

Minutes respectfully submitted by:
Deborah Laurion

The foregoing minutes of the March 16th, 2009 regular meeting of the Board of Directors of the Westerley HOA were approved on the ____ day of April, 2009.

Attest:

Stephen Reed, Secretary