

**MINUTES OF THE
WESTERLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Monday, June 17, 2009**

Board Members and Officers present:

Mr. Kevin Gilfedder	President
Mr. Dale Pontiff	Vice President
Mr. Abinet Belachew	Treasurer
Ms. Courtney Heykoop	Community Coordinator
Ms. Anne Welsh	Grounds Committee Chairperson

Board Members and Officers absent:

Mr. Chris Lee	Secretary
Ms. Cheryl Hammes	Director

Staff members & Service Providers present were:

Ms. Deborah Laurion	Community Manager, Legum & Norman, Inc
Mr. Christopher Swemba	Recording Secretary, C&C Securities, LLC

A. Call to Order

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

B. Executive Session

There Board recessed into Executive Session at 7:10pm.

The Board discussed and voted on several violations/issues.

C. Reconvene to Regular Session

The Board reconvened into Regular Session at 8:14pm.

A motion was made to fine a homeowner \$10 per day for failure to remove an unapproved section of fencing, until the violation is abated (home located on Sweet Birch Terrace).

MOVED and Seconded: To fine a homeowner \$10 per day for allowing an unapproved fence to remain, until the violation has been abated.

UNANAMOUSLY APPROVED

A motion was made to reschedule a homeowner's hearing for failure to maintain adequate ground cover until July's meeting as the homeowner is working to correct the violation (home located on Tamarack Ridge).

MOVED and Seconded: To reschedule a homeowner's hearing for failure to maintain adequate ground cover until July's meeting.

UNANAMOUSLY APPROVED

A motion was made to reschedule a homeowner's hearing for failure to use approved method of ground cover (white rocks used instead of mulch) until July's meeting as the homeowner is working to correct the violation (home located on Vermont Maple Terrace).

**MOVED and Seconded: To reschedule a homeowner's hearing for failure to use approved method of ground cover until July's meeting
UNANAMOUSLY APPROVED**

A motion was made to deny a homeowner's ARB Appeal requesting that a pumpkin colored fence be allowed to remain (home located on Vermont Maple Terrace).

**MOVED and seconded: To deny the ARB Appeal and to fine the homeowner \$10 per day for failure to stain a fence an approved color, until the violation has been abated.
UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain adequate ground cover underneath the deck (violation rolled over from previous year) and for failure to replace a torn window treatment (home located on Rusty Blackhawk).

**MOVED and Seconded: To fine the homeowner \$10.00 per day for failure to maintain adequate ground cover underneath the deck and for failure to replace a torn window treatment, until the violations have been abated.
UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping; a violation rolled over from last year (home located on Southern Oaks Terrace).

**MOVED and Seconded: To fine the homeowner \$10 per day for failure to maintain landscaping, until the violation has been abated.
UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to stain a fence an approved color (home located on Northbrook).

**MOVED and Seconded: To fine the homeowner \$10 per day for failure to stain a fence an approved color, until the violation has been abated.
UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain adequate shrubbery, as the current shrubbery is not sufficient in size (home located on Hollow Mountain)

**MOVED and Seconded: To fine the homeowner \$10 per day for failure to maintain adequate shrubbery, until the violation has been abated.
UNANAMOUSLY APPROVED**

The Board discussed a homeowner's appeal of monetary sanctions for failure to maintain grass for May 2008 and grass and pavers in the common area for 2008/2009 (home located on Vermont Maple Terrace)

**MOVED and Seconded: To deny the appeal but to waive the late fees from February 2009 until the present.
UNANAMOUSLY APPROVED**

The Board discussed a homeowner's appeal of monetary sanctions for failure to maintain landscape in an area with drainage issues (home located on Hollow Mountain)

MOVED and Seconded: To deny the homeowner's appeal but to waive the late fees from February 2009 until the present.

UNANAMOUSLY APPROVED

A motion was made to write off bad debt of \$1,881.00 associated with a foreclosure (home located on Vermont Maple).

MOVED and Seconded: To write off bad debt of \$1,881.00 associated with a foreclosure.

UNANAMOUSLY APPROVED

A motion was made to write off bad debt of \$1,648.00 associated with a homeowner filing Chapter 7 Bankruptcy as of March 18th, and to continue to proceed with collection procedures on the current bad debt that has accumulated since March 18th (home located on Tamarack Ridge).

MOVED and Seconded: To write off bad debt of \$1,648.00 associated with a homeowner filing Chapter 7 Bankruptcy as of March 18th, and to continue to proceed with collection procedures on the current bad debt that has accumulated since March 18th

UNANAMOUSLY APPROVED

D. Management Report

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

Ms. Laurion noted that her report would be discussed in New Business.

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. Lee was not present to give a report.

Landscape Committee Report:

Ms. Welsh was not present to give a report.

Covenants Committee:

Ms. Heykoop inquired if she should be issuing violation notices to homeowners with light posts with burnt out lights. The Board confirmed that violation notices need to be issued for light posts with burnt out lights.

Ms. Heykoop explained that she has received three complaints regarding trampolines in the town homes, but no complaints regarding trampolines in the single family homes. Technically any visible playground equipment or trampolines need to be approved by the ARB. The Board confirmed that violation notices need to be issued for all trampolines that have not been approved by the ARB.

Ms. Heykoop noted that Palmer needs to weed whack along all fence lines associated with common areas. Kevin will contact Palmer and remind them to weed-whack along all fence lines.

Ms. Heykoop explained that she has received complaints regarding a homeowner who owns a town home in the community, but is currently renting the unit to a tenant. The Board requested that a friendly letter be mailed to the owner explaining that the owner's right to use the common area is transferred to the tenant (when a unit is rented) and that the owner no longer has rights to the common area.

F. Approval of Minutes

The Board submitted the Minutes of the March Regular Meeting of the Board of Directors for approval. It was:

**MOVED and Seconded: That the Board approve the Minutes of the March 16th, 2009 Regular Meeting of the Board of Directors as submitted.
UNANAMOUSLY APPROVED**

The Board submitted the Minutes of the May Regular Meeting of the Board of Directors for approval. It was:

**MOVED and Seconded: That the Board approve the Minutes of the May 18th, 2009 Regular Meeting of the Board of Directors as submitted.
UNANAMOUSLY APPROVED**

G. Unfinished Business

The President called for Old Business on the Agenda that had not already been discussed.

The Board presented the proposed 2009/2010 Operating Budget. The proposed budget called for about a 9.8% increase in town home assessments (\$95.58) and a 7.1% increase for single family home assessments (\$87.12).

**MOVED and Seconded: That the Board approve the proposed 2009/2010 Operating Budget (Draft #2) as submitted.
UNANAMOUSLY APPROVED**

H. New Business

The President called for New Business on the Agenda that had not already been discussed.

Ms. Laurion confirmed that she had reserved a room at the Library for the third Monday in July and August to hold the monthly Board Meetings.

Ms. Laurion noted that the Association's master insurance policy was renewed.

I. Close of Business

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

MOVED and seconded: That the June 17th, 2009, Regular Meeting of the Board of Directors be adjourned.

UNANAMOUSLY APPROVED

Meeting was adjourned at 8:32 p.m.

Minutes respectfully submitted by:
Christopher J. Swemba

The foregoing minutes of the June 17th, 2009 regular meeting of the Board of Directors of the Westerley HOA were approved on the ____ day of July, 2009.

Attest:

Chris Lee, Secretary