

**MINUTES OF THE  
WESTERLEY HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
Monday, July 20, 2009**

Board Members and Officers present:

Mr. Dale Pontiff	Vice President
Mr. Chris Lee	Secretary
Ms. Cheryl Hammes	Director
Ms. Anne Welsh	Grounds Committee Chairperson

Board Members and Officers absent:

Mr. Kevin Gilfedder	President
Mr. Abinet Belachew	Treasurer
Ms. Courtney Heykoop	Community Coordinator

Staff members & Service Providers present were:

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

**A. Call to Order**

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

**B. Executive Session**

There Board recessed into Executive Session at 7:08 pm.

The Board discussed and voted on several violations/issues.

**C. Reconvene to Regular Session**

The Board reconvened into Regular Session at 8:29 pm.

A motion was made to postpone fining a homeowner \$10.00 per day for failure to maintain landscaping until the Community Coordinator returns from vacation and can meet with the homeowner to discuss the violations (home located on Hollow Mountain).

**MOVED and Seconded: To postpone fining a homeowner \$10 per day for failure to maintain landscaping until the Community Coordinator returns from vacation and can meet with the homeowner to discuss the violations.**  
**UNANAMOUSLY APPROVED**

A motion was made to suspend fining a homeowner \$10.00 per day for failure to maintain landscaping, and failure to maintain paint on trim on the house (home located on Vermont Maple Terrace).

**MOVED and Seconded: To suspend fining a homeowner \$10.00 per day for failure to maintain landscaping, and failure to maintain the paint on trim on the house.**  
**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected (home located on Southern Oaks).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected.**

**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected (home located on Vermont Maple Terrace).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected.**

**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected (home located on Vermont Maple Terrace).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected.**

**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected (home located on Sweet Birch).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected.**

**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected (home located on Vermont Maple Terrace).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected.**

**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected (home located on Southern Oaks).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected.**

**UNANAMOUSLY APPROVED**

A motion was made to suspend fining a homeowner \$10.00 per day for failure to maintain landscaping (home located on Hollow Mountain).

**MOVED and Seconded: To suspend fining a homeowner \$10.00 per day for failure to maintain landscaping.**

**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping, and failure to maintain paint on the home (home located on Hollow Mountain).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping, and failure to maintain paint on the home.**

**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected (home located on Vermont Maple Terrace).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping, until the violation has been corrected.**

**UNANAMOUSLY APPROVED**

A motion was made to fine a homeowner \$10.00 per day for failure to maintain landscaping and failure to maintain mildew stains from the trim, until the violation has been corrected (home located on Vermont Maple Terrace).

**MOVED and Seconded: To fine a homeowner \$10.00 per day for failure to maintain landscaping and failure to maintain mildew stains from the trim, until the violation has been corrected.**

**UNANAMOUSLY APPROVED**

A motion was made to approve an ARB request allowing a satellite dish to remain on the roof as it has been located on the roof prior to the home being purchased years ago (home located on Hollow Mountain).

**MOVED and Seconded: To approve an ARB request allowing a satellite dish to remain on the roof as it has been located on the roof since they purchased the home years ago.**

**UNANAMOUSLY APPROVED**

A motion was made to require a homeowner to replace the shrubbery in the front of the home with adequate shrubbery, as the current shrubbery is not sufficient in size (home located on Hollow Mountain)

**MOVED and Seconded: To require a homeowner to replace the shrubbery in the front of the home with adequate shrubbery, as the current shrubbery is not sufficient in size.**

**UNANAMOUSLY APPROVED**

A motion was made to postpone denying/approving an ARB request to construct a fence until more detail has been provided (home located on Wesleyan).

**MOVED and Seconded: To postpone denying/approving an ARB request to construct a fence until more detail has been provided.**

**UNANAMOUSLY APPROVED**

A motion was made to deny a request to waive fines issued for a trash violation (home located on Sweet Birch Terrace).

**MOVED and Seconded: To deny a request to waive fines issued for a trash violation.**

**UNANAMOUSLY APPROVED**

A motion was made to approve an ARB request to stain a fence and deck to contingent upon the Board approving the stain color (home located on Vermont Maple).

**MOVED and Seconded: To approve a request to stain a fence and deck to contingent upon the Board approving the stain color.**

**UNANAMOUSLY APPROVED**

A motion was made to approve an ARB request to construct a patio in the rear of a house (home located on Hollow Mountain).

**MOVED and Seconded: To approve an ARB request to construct a patio in the rear of a house.**

**UNANAMOUSLY APPROVED**

#### **D. Management Report**

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

Ms. Laurion explained that a home with liens attached went to short sale; and as the lien was released, the Association will receive the \$2,500.00 that is owed from the homeowner.

Ms. Laurion noted that 2009/2010 Assessment Coupons had been mailed to all homeowners.

#### **E. Officers Reports**

The President called for Officer and Committee Reports.

##### President's Report:

Mr. Gilfedder was not present to give a report

##### Vice President's Report:

Mr. Pontiff had no report for the Board.

##### Treasurer's Report:

Mr. Belachew was not present to give a report.

##### Secretary's Report:

Mr. Lee had no report for the Board.

##### Landscape Committee Report:

Ms. Welsh had no report for the Board.

##### Covenants Committee:

Ms. Heykoop was not present to give a report (departed after Executive Session).

#### **F. Approval of Minutes**

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

**MOVED and Seconded: That the Board suspend the approval of the Minutes of the June 17<sup>th</sup>, 2009 Regular Meeting of the Board of Directors as the Board did not meet quorum.  
UNANAMOUSLY APPROVED**

**G. Unfinished Business**

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

There was no Unfinished Business to be discussed.

**H. New Business**

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

There was no New Business to be discussed.

**I. Close of Business**

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

**MOVED and seconded: That the July 20<sup>th</sup>, 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

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The foregoing minutes of the July 20<sup>th</sup>, 2009 regular meeting of the Board of Directors of the Westerley HOA were approved on the \_\_\_ day of August, 2009.

Attest:

Chris Lee, Secretary