

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

Board Members and Officers present:

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

Board Members and Officers absent:

Ms. Courtney Heykoop	Community Coordinator
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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 7:03 p.m.

B. 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 approve the Minutes of the June 17th, 2009 Regular Meeting of the Board of Directors as amended.
UNANAMOUSLY APPROVED**

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

**MOVED and Seconded: That the Board approve the Minutes of the July 20th, 2009 Regular Meeting of the Board of Directors as submitted.
UNANAMOUSLY APPROVED**

C. Management Report

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

Ms. Laurion presented the proposal from Continental Pool listing the additional winterization services available. Ms. Laurion recommended performing the additional winterization services to prolong the useful life of the pool.

**MOVED and Seconded: That the Board approve the proposal from Continental Pool, to winterize the pool.
UNANAMOUSLY APPROVED**

Ms. Laurion inquired if the Board wished to bid out the pool management service for next year. Ms. Laurion noted that the Association's contract with Continental is a 3-year agreement (with a 30-day termination clause) that will expire after the 2010 pool season. The Board requested that Ms. Laurion bid out this service out to two vendors (same hours of operation) to ensure the current contract is competitive.

Mr. Gilfedder noted that he has noticed a few cracks forming in the pool. Ms. Laurion noted that she would review the replacement reserve schedule to see when pool shell maintenance is scheduled.

Ms. Laurion explained that the July Financials are not available for review as July is the Association's fiscal-year end. Ms. Laurion anticipates that the July financials will be available for review in September.

The Board discussed the maintenance of several trees in the common area. Ms. Laurion noted that she would obtain proposals to have dead or leaning trees removed.

MOVED and Seconded: That the Board approve the removal of a dead tree in the common area, contingent that the cost not exceed \$300.00.
UNANAMOUSLY APPROVED

Ms. Laurion submitted an ARB Application requesting that the Board allow the construction of a fence (home located on Backwater Drive).

MOVED and Seconded: That the ARB Committee approve the request to construct a fence.
UNANAMOUSLY APPROVED

Ms. Laurion submitted an ARB Application requesting that the Board allow the carpet/fake grass in the back yard to remain (home located on Rusty Blackhawk).

MOVED and Seconded: That the ARB Committee deny the request to allow the carpet/fake grass in the back yard to remain.
UNANAMOUSLY APPROVED

Ms. Laurion submitted an ARB Application requesting that the Board allow a trampoline on the property (home located on Sweet Birch).

MOVED and Seconded: That the ARB Committee deny the request to allow a trampoline on the property until more information has been provided.
UNANAMOUSLY APPROVED

Ms. Laurion submitted an ARB Application requesting that the Board allow a fence to be stained (home located on Vermont Maple).

MOVED and Seconded: That the ARB Committee approve the request to allow a fence to be stained.
UNANAMOUSLY APPROVED

D. Officers Reports

The President called for Officer and Committee Reports.

President's Report:

Mr. Gilfedder noted that Centex is continuing to work to get off Bond with the County as they have been correcting issues around the community.

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 had no report for the Board.

Landscape Committee Report:

Ms. Welsh noted that the community discussion board does not seem to be working properly. Mr. Gilfedder noted that he would follow up with Larry tomorrow.

Ms. Welsh explained that planting ivory should be avoided as the plant can deteriorate the mortar/brick on a brick façade. Ms. Laurion will follow up with Ms. Heykoop to confirm the Association's policy regarding planting ivory.

Ms. Welsh inquired what money was left to spend on common area watering. The Board indicated that there is currently no additional funds budgeted for common area watering.

Covenants Committee:

Ms. Hammes noted that a homeowner inquired if additional street lights were planned to be installed in the townhomes area and on Southern Oaks. Mr. Gilfedder noted that he would start a discussion thread to see if the community is interested in researching/moving forward with this project.

E. Executive Session

There Board recessed into Executive Session at 8:35 pm.

The Board discussed and voted on several violations/issues.

F. Reconvene to Regular Session

The Board reconvened into Regular Session at 8:43 pm.

A homeowner requested that \$180.00 in late fees incurred, while the account was being paid current, be waived.

MOVED and Seconded: That the Board approve the request to waive \$180.00 in late fees as the homeowner worked diligently with the Board to bring the account current.

APPROVED by a vote of three (3) to one (1)

G. Unfinished Business

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

There was no Unfinished Business for discussion.

H. New Business

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

Ms. Laurion noted that the New Business had been discussed in the management report.

I. Close of Business

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

MOVED and seconded: That the August 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 August 17th, 2009 regular meeting of the Board of Directors of the Westerley HOA were approved on the ___ day of September, 2009.

Attest:

Chris Lee, Secretary