



Westmoreland Owners Association

PO Box 6041, Williamsburg, VA 23188

WESTMORELAND OWNERS ASSOCIATION

Annual Meeting Minutes – December 6, 2010 7:00 PM

CALL TO ORDER - President Hill called the meeting to order at 7:04 PM.

INTRODUCTION OF BOARD MEMBERS TO HOMEOWNERS –

President Russell Hill; Rich Scott, Architectural Review Committee Chair; Olivia Hartman, Secretary; Davie Burgdorf, Treasurer and Jim Word, Grounds Committee Chair.

PRESIDENTS REPORT –

President Hill remarked on all the positive things done this year for the overall improvement of Westmoreland HOA. He mentioned the following:

- 1) Westmoreland became incorporated in 2010.
- 2) Completed the referendum and construction of the new swing set at the playground.
- 3) Landscaping and grounds – some minor repair to the fencing along Penington, repairs to the entrance light.
- 4) Completed the first year with Berkeley Realty, the management company.

Hill discussed the overall evaluation after 9 months with the management company and the evaluation of same was mailed to homeowners. Board voted to extend their contract for another year. He also discussed a few highlights of the evaluation.

- 1) Berkeley's assistance in helping Westmoreland becoming incorporated.
- 2) Excellent reduction in delinquent accts – from 13 accts last year to 3 year to date.
- 3) Berkeley's help in seeing consistent communication with homeowners is regular
- 4) Helping us work to obtain a lower cost trash pickup contract.



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President Hill also noted that for the trash pickup contract, we need all who stated interest to sign up before December 20, 2010. We need a total of 40 households to

At this time he opened the floor to homeowners for questions regarding the management company. Several questions arose regarding our restrictions and what was enforceable and what wasn't.

Formal meeting opened again at 7:35 PM by president Russ Hill.

President Hill reported on the BMPs and the responsibility of the Developer to get them cleaned up before turning over to the HOA. He also stated that he has been told that the developer has a signed contract to get the work done. Section 2 will be first, then Section 3. He also reported that no word on when the Developer will address when Pennington Place will be turned over to VDOT and then the HOA.

He addressed things to be done in 2011 as follows:

Repairs to the fence along Rt. 199, replacing our street signs, our Bylaws need to be re-written for the HOA now that we are in transition from the Developer.

PRESENTATION OF 2011 BUDGET

Treasurer, Davie Burgdorf distributed and presented the 2011 Budget to homeowners – presented each line item. He stated that dues will remain at \$200 for the year 2011. He stated that Berkeley has worked to offer payment options to some homeowners and that dues could be split in half this year – January and June should a homeowner choose that option. Stated a significant reduction in delinquent accts this year – from 13 to 3 year to date.

NOMINATING COMMITTEE

Olivia Hartman, Nomination Committee chair reported that the committee sent out solicitations to all homeowners for nominations to fill the open seat being vacated by Jim Word. Several nominations came in this year, however, only one person agreed to run for the vacant seat. Keith Freschett was placed on the ballot. An open call for nominations at the annual meeting was called. None received. A motion by Mary Jane Wells was made to vote to approve Keith Freschett by acclamation. Seconded by Clarissa Young, and a vote was taken with unanimous approval.

Formal meeting was closed for a homeowner's forum.

There was discussion regarding a gas main leak on Pennington and it was recommended that Virginia Natural Gas be contacted about this leak. Other questions arose regarding when we'll get new street signs. Another suggestion for the Board to get minimum 3 bids for the legal advice when re-writing the by-laws.



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One homeowner has several requests as follows: Request that the budget have line items included so homeowners could be well informed. Request that maintenance be incremental on fences so as not to have to replace all at once with a big expense. Request that we make sure that fencing/wind damage be included in our insurance policy. Request that when restrictions are re-written, we allow for a fining process with regard to violations. Request that the board look into actual costs for maintaining the BMPs once turned over to HOA.

With no other new or old business, meeting adjourned at 8:48 PM.