

Westmoreland Owners' Association
Annual General Meeting
MINUTES
December 9, 2013

Call to Order

Meeting was called to order at 7:05 p.m.

Introductions

Heidi Anderson introduced the Board and Pierre Forget for Berkeley Realty.

Quorum Certification and Proof of Notice

14 homeowners were present, with one proxy having been submitted. Homeowners from 5525 and 5528 Gentry confirmed receipt of the Annual Meeting Notice.

Approval of Minutes of the 2012 Annual Meeting (held December 5, 2012)

The minutes were presented to the homeowners. Russ Hill moved to approve; Dave Stockmaster seconded. APPROVED.

Report from the President – Heidi Anderson

Heidi Anderson spoke as interim President. She indicated that during 2013 was a quiet year. Items of note:

- One home was sold in the neighborhood and that another is under contract.
- Pierre Forget of Berkeley Realty had met with Bobby Hornsby to discuss the transfer of Pennington (Section 3) to county oversight. Bobby Hornsby indicated that the county requirements have been met. The process is with VDOT now; they should be doing an inspection early in 2014.
- Bobby Hornsby is still responsible for the BMP (retention pond). As that leaves the liability with him, the Board sees no reason to accelerate the process of transferring it to the WOA.

Questions/comments from homeowners:

- What is happening about the back-up of water behind the Simpson property? Pierre Forget responded that the county has replaced the drainage pipe with one of a larger diameter and that they expect that will improve the situation.

Financial Report – Brian Hiestand

Treasurer Brian Hiestand presented the Income & Expense Statement for 2013. Expenditures are on track. This allowed the Board to transfer \$1500 to our savings account as anticipated.

He then presented the Operating Budget for 2014, noting that there was little change from 2013. The budget is balanced, with no increase in fees. \$1,500 has again been budgeted to be transferred to savings (contingency / capital improvement reserve) in 2014.

Election of Directors

It was noted that this would be Keith Frechette's last meeting as a Board member.

There was a call for nominations from the floor; no volunteers came forward.

Minimum number of Board members is 3. The 2014 Board will be comprised of the sitting members, Heidi Anderson, Marlene Armstrong and Brian Hiestand.

Homeowner's Forum

- There was discussion about how to improve attendance at the Annual Meeting, since numbers seem to be dwindling year-to-year. Suggestions included having a guest speaker, issuing personal invitations through phone calls, or changing the day/time (Saturday morning?). There was discussion about changing the time of year the meeting occurs. It was noted that the meeting must be held in the 4th quarter so that owners can review the financial statements for the year. Changing the season would demand changing the fiscal year. Pierre Forget noted that WOA's attendance was about average, in his experience.
- Other ideas for increasing participation in the neighborhood included having a Welcoming Committee, a newsletter or distributing a survey.
- A question was asked about trash fees and whether they might go up. WOA is in the 3rd year of a 3 year contract.

Adjournment

Meeting was adjourned at 7:55 p.m.

Respectfully submitted by Marlene Armstrong, Secretary, WOA.