

***Westmoreland Owners' Association***  
**Annual General Meeting**  
**MINUTES**  
**December 8, 2014**

**Call to Order**

Meeting was called to order at 7:07 p.m.

**Introductions**

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

**Quorum Certification and Proof of Notice**

16 homeowners were present, with one proxy having been submitted. Homeowners Debbie Rinner of 4941 Westmoreland and Wayne Vick of 5504 Westmoreland confirmed receipt of the Annual Meeting Notice.

**Report from the President – Heidi Anderson**

Items of note:

- The Board is exploring how to proceed with the transfer of Pennington Place to VDOT responsibility. Property Manager Pierre Forget has contacted developer Bobby Hornsby several times about this issue, as well as to request repair of the drop inlets at the end of Pennington Place. Lately his communications have not received any response. It may be that the developer's failure to bring Pennington up to standard is what is holding this process up. The Board attempted to obtain legal advice but was recently informed that our solicitors are unable to assist us because they also represent the developer.
- Two homes were sold in the neighborhood.
- The WOA website was updated this year, as was the (voluntary) email list of homeowners. A GMail address was established for contact with the Board: westmorelandoa@gmail.com.

**Financial Report – Heidi Anderson for Brian Hiestand**

Treasurer Brian Hiestand was unable to attend tonight's meeting. Heidi Anderson presented the Operating Budget for 2015, noting that there are only a few small changes from 2014. The budget is balanced, with no increase in fees.

**Election of Directors**

It was noted that Board members Heidi Anderson and Brian Hiestand would be retiring from the Board this year.

There was a call for nominations from the floor: Wayne Vick nominated Audrey Word. Audrey Word nominated Mary Jane Robertson and Wayne Vick. Will Ouzts also came forward to nominate himself. Tim Cote declined nomination.

Before election, Wayne Vick disclosed an interest in purchasing 2 lots from the developer. Discussions about the purchase are at the preliminary stages. The purchase would include a land swap with the homeowner's association but would also require approvals from the planning commission regarding the Westmoreland land conservancy.

Along with (existing) board member Marlene Armstrong, the 4 new members would comprise a full slate and was elected by unanimous acclamation.

### **Homeowner's Forum**

- There was discussion about a recent incident wherein the Board sent out emails expressing concern about the use of BB guns in the neighborhood and reminding homeowners that the use of pneumatic guns is prohibited. Tim Cote came forward on the behalf of the boys seen using the guns to correct the record. The guns, he indicated, were not BB guns but Airsoft guns which are easily distinguishable by the orange tip. He also indicated that the boys were receiving oversight and that the parents would like to be informed if they are behaving irresponsibly.
- A question came forward as to whether renters can arrange for their trash pick up through the HOA. At present, the contract for trash collection is made with the homeowner and payment made (and tracked) through Berkeley Realty. The Board would have no recourse to collect fees/fines from a non-paying tenant. Pierre will follow up and see what alternate arrangements can be made.
- It was suggested that we annually invite owners to join the trash collection program.
- A question was asked about commercial vehicles parking on WOA roadways, particularly Pennington Place. A past Board Member indicated that (per discussion at the time with our solicitor) the Restrictions are not enforceable where VDOT has taken over responsibility for the roads (i.e. on "public" roads"), but that they were left in place in order to discourage the practice. Pennington, however, is still under HOA control.

### **Adjournment**

Meeting was adjourned at 7:55 p.m.

Respectfully submitted by Marlene Armstrong, Secretary, WOA.