



Westmoreland Owners Association

PO Box 6041, Williamsburg, VA 23188

Westmoreland Homeowners Association, Inc

Board of Directors Meeting

July 12, 2010 7:00 P.M

BOD Present: President - Russ Hill, Member – Rich Scott. Treasurer, Davie Burgdorf, Vice President-Jim Word.

BOD absent: Secretary-Olivia Hartman, Member, Tim Cote', Grounds Committee Chairman

Berkeley Realty (BPM): Joe Gagliano & Chadd Molloy.

Russ Hill called the meeting to order at 7:00PM

April Board meeting minutes were approved as presented.

Management Report

Financial Report – Joe Gagliano went over the financial report and it was accepted.

Inspection Report- Joe Gagliano reviewed the property tour done by Joe Gagliano, Russ Hill and Chadd Molloy on May 13, 2010. All but three items have been corrected.

BMP Inspection- Joe Gagliano reported on the inspection of the BMP's done by the county. The BMP's have not yet been turned over to the Association.

The county sent a letter to Hornsby, no word as of yet from the county on the progression of repairs to BMP's. Berkeley Realty Property Management (BRPM) has asked for a copy of the letter sent to Hornsby.

Grounds Committee Report

Rich Scott reported that construction day, on the playground, will occur this coming weekend, on Saturday, July 17, 2010.

Architectural Review Committee

Rich Scott reported that the garage at 4900 Westmoreland Drive has stopped work due to a problem with the county. The ARC approved it when it was submitted. BRPM was asked to check with the county for the status of it, and to get a timeline on completion.

Rich Scott reported that a request was received for 5527 Westmoreland Drive, currently a vacant lot, for the construction of a new home. The ARC has asked for further clarification on some aspects, yet Rich Scott reported that everything looked in order for approval.

Rich Scott reported that there were no further pending requests.



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Communication to Homeowners

Russ Hill reported that the next communication will be after the playground renovations have been completed.

Trash Pickup Contract

Joe Gagliano asked for a number of homes that would be willing to join the program, as the trash service quotes would drastically vary depending on this.

BRPM was asked to gain quotes dependent on different amounts of homes interested. Joe Galiano will report on quotes at the next meeting.

Russ Hill reported that he would send an E-Mail item to homeowners, to gauge the interest level in the trash program.

Homeowners Forum

One homeowner brought forth a concern about Berkeley Realty Property Management, asking what Westmoreland was getting with a management company.

Davie Burgdorf reported that the financial reports that are being provided to the Board are detailed and accurate. He also reported that delinquent assessment letters are sent out in a timely fashion.

Russ Hill reported that many new changes have impacted Homeowners Associations, and the management company brings an area of expertise regarding the law pertaining to Association.

Russ Hill also reported that the management company assists with architectural tours, ensuring that the community is in keeping with the governing documents.

ACTION ITEMS TO BE COMPLETED BEFORE THE NEXT MEETING:

Berkeley-

- Final Demand Letters to Past Due Accounts
- Reminder letters to owners regarding 2010 fees due 07/01
- Trash Company Quotes

Board of Directors-

- Draft letter reminder owners due for 2011 will be due on 1st of January 2011

The Board entered into executive session at 7:47 P.M



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The Board adjourned executive session at 8:15 P.M

Next Board Meeting - October 11, 2010 at 7:00 PM, Berkeley Realty.

New Business – No new business

Meeting adjourned at 8:17PM