



# Westmoreland Owners Association

PO Box 6041, Williamsburg, VA 23188

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## WESTMORELAND HOA BOARD

Meeting – January 10, 2011 - 7:00PM

Present: President - Russ Hill, Secretary - Olivia Hartman, Members – Keith Freschette, Treasurer, Davie Burgdorf, Joe Gagliano, Berkeley Realty representative, Member – Iveta Marston was absent

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

Olivia Hartman requested any corrections to the Annual Meeting minutes. None were stated. A decision to wait to approve the Annual Meeting minutes at the next Annual Meeting, December 2011 was made by the Board.

Election of Officers - The following officers were elected after a motion by Davie Burgdorf with a second by Olivia Hartman:

President – Russ Hill, Treasurer - Davie Burgdorf, Secretary- Olivia Hartman and the following Committee Chairs:

Grounds Committee – Keith Freschette, Architectural Review Committee – Iveta Marston

Management Report - Joe Gagliano presented the financial report. He made a suggestion that going forward, monies should be transferred into the Reserve Fund each year to begin the process of building those funds. He gave the assessment reports and stated that the collection of same was good. Davie Burgdorf made another motion to move \$4,000 from 2010 Available Funds divided into the Reserve Funds and Capital Reserve Funds. Seconded by Keith Freschette and voted unanimously.

Trash Program – Joe Gagliano reported that the trash bins have been delivered and pickup is in place. He predicts that others will come in as time goes on and people see the overall savings.

Re-writing of Restrictions – President Hill advised that we should begin the process of selecting who will help us (Attorney) with the re-writing of our Restrictions and Bylaws. It was decided to get a minimum of two (2) bids from local attorneys specializing in this field, Susan Tarley and Liz White before making a decision on who to work with.

Grounds Committee – Tim Cote was absent but met with President Hill prior to the meeting. President Hill presented several priorities of needed work to the board:



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- 1) Replace the sign posts – Three of them- corners of Pennington, Gentry and at the main entrance. He presented several options to the board for approval. Discussion on separating the sign posts from the stop signs and it was decided to use the sign posts which included the stop signs to save money. It was also decided to use Example 4G provided by Tim Cote. A motion was made by Davie Burgdorf to move \$3,000 from the operating account to the Capital Improvement account line item in the budget. Motion made by Davie Burgdorf, seconded by Keith Freschette, voted and passed unanimously. Another motion made by Davie Burgdorf to purchase and install new street signs to replace current ones in disrepair, not to exceed \$3,000. Seconded by Keith Freschette. Voted unanimously.
- 2) Powerwash and stain the playground and swingset – This to be done by volunteer labor by residents.\*
- 3) Powerwash and Paint the front entrance sign – could be done by volunteers.\*

\*Due to a lack of volunteers recently, it was suggested that in future we may need to outsource some of the work to be done. Other suggestions were to have Yardworks or a handyman to do some of the work as needed.

- 4) Fence Repair - There is minor work to be done on the fence on Pennington that lines Rt 199. This should be done regularly to avoid any major repairs that would cost large amounts of money.

Tim Cote asked that a 3<sup>rd</sup> person be assigned to be on the Grounds Committee. Three (3) people is better for planning and getting work done more efficiently.

Status of BMPs - Russ Hill reported that the BMP behind Gentry Lane has been cleaned and fixed. The BMP around the pond has had no work yet.

VDOT - VDOT has inspected Pennington and the extension of Westmoreland and have marked items to be taken care of prior to them taking over the roads.

New Business – Davie Burgdorf had a request from a homeowner who would like to get the board to approve and endorse his efforts to further his petition for VDOT to perform a new sound test on Pennington Place for the possibility of a Jersey Wall along the street.. Rt 199 has gotten very busy and the noise from traffic is bad. Board stated they would endorse his petition.



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Next Meeting – The next board meeting will take place on April 11, 2011 at the office of Berkeley Realty on Strawberry Plains Road., Williamsburg, VA at 7:00 PM

Meeting adjourned at 8:20 PM