



Westmoreland Owners Association

PO Box 6041, Williamsburg, VA 23188

WESTMORELAND HOA BOARD **DRAFT ONLY**

Meeting – April 25, 2011 - 7:00PM

Present: President - Russ Hill, Secretary - Olivia Hartman, Members – Keith Freschette, Treasurer, Davie Burgdorf- Absent, 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. Motion to approve minutes by Olivia Hartman, seconded by Keith Frechette. Minutes were approved by unanimous vote.

Management Report - Joe Gagliano presented the financial report. He gave the assessment reports and stated that the collection were good so far with a few exceptions. Motion by Keith Frechette to approve the financials, seconded by Olivia Hartman, unanimously voted to approve.

Trash Program – Joe Gagliano reported that we now have 44 families signed up for the trash program. A request to let Waste Management know to be a bit more neat when picking up the trash would be helpful. Joe stated he would convey the message.

Re-writing of Restrictions – President Hill presented options for attorneys to represent the owners association in the re-writing of the bylaws and restrictions. After much review and discussion Olivia Hartman made a motion to go back to Tarley Robinson firm with a proposal to sign a contract with a maximum cost of \$4,500. Keith Frechette seconded the motion.

Unanimous vote to approve motion.

- 1) Grounds Committee – Keith Frechette discussed a bid from Wright Signs to fix and paint the Westmoreland sign per the proposed bid of \$1,165.50.
- 2) Powerwash and stain the playground and swingset – Michael Bullock will do the light pole, posts at the park, playground swingset and jungle gym. This will cost \$1,700.00.

Olivia Hartman made a motion to approve these expenses. Seconded by Keith Frechette.

Unanimous vote to approve.



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Tim Cote presented the options for street signs and the board chose the design and company to purchase them. He stated two bills – 1 for signs and 1 for labor to install. These expenses were approved at the January meeting so no need to now. Tim Cote also stated that the fence along Pennington and Rt199 will be needing repair. He recommended a written document be constructed to reference anything that needs to be done and when things are done to keep a running record.

A question arose about the BMP section at the small pond on Westmoreland. This is still under the declarant's responsibility prior to turning the BMPs over to the homeowners association.

Keith Frechette discussed that we received a \$150 beautification grant for planting plants. This will be done at the front of the neighborhood with the sign. This is a matching fund grant.

At 7:55 p.m. the meeting was adjourned and the Board went into Executive Session.

Next meeting will be July 11, 2011 at 7:00 pm at the office of Berkeley Realty on Strawberry Plains Rd.