

Westmoreland Owners' Association
Board Meeting
MINUTES
May 22, 2014

Present: Heidi Anderson, Marlene Armstrong, Brian Hiestand, Pierre Forget for Berkeley Realty

Meeting was called to order at 7:10 p.m.

Approval of Minutes of February 4, 2014

Motion by Heidi to approve the minutes as amended. Brian 2nded. APPROVED.

Financial Report – Brian Hiestand

Brian indicated that the finances for the year to date were on track.

The year's allotment for "Accounting Services" seems to have been entirely spent in the first quarter, but that is as projected, as the only "Accounting Service" we retain is the annual filing of our tax return.

An additional line item in the Income Statement, "State Corp. Tax" does not represent a new expense. It had been rolled into another line item in the past. Brian stated he would ensure that it appeared separately in next year's budget.

Old Business

Drop Inlet Repair

Pierre indicated that further to an email from an owner on Pennington, he contacted Bobby Hornsby about repairs to the drop inlets near the end of that cul-de-sac. (Section 3 of the neighborhood is still Hornsby's responsibility until the final approval from VDOT). Erosion to these drop-inlets (storm water drains) has been a chronic problem. Hornsby indicated he would see to the repairs. Pierre will follow-up on their conversations with an email and then follow up again in 2 weeks to ensure that the repairs take place.

Storm Water Issue

Blockages to a culvert in the area behind 4917 Westmoreland are preventing drainage and are causing back yards to flood following heavy rains. Pierre will put in a work order with the state with the suggestion that some sort of screen or grate placed over the drain might prevent this problem in the future.

Concerns Over Speeding in the Neighborhood

Further to an email from a concerned neighbor, board members have been considering solutions to this problem. County police were asked recently to set up a speed trailer in the neighborhood as a reminder to drivers.

The possibility of implementing VDOT's "Additional \$200 Speeding Fine Program" was discussed. Since the placement of the sign in the neighborhood imposes an additional fine, there is a considerable process required with VDOT to obtain approval

and implementation: community support must be demonstrated. Our email list now includes about 62% of homeowners and might provide us with an initial straw poll of their opinion. Marlene will draft an email.

In the meantime, Pierre will contact the JCC police about better enforcement.

Website and Email List

Marlene reported that the project to update the website and revive the email list was completed in March. 48/77 owners (not including the Declarant) are enrolled, or about 62%.

New Business

Changes to VPPSA Recycling Program

Beginning in July, recycling will be biweekly. New wheeled carts are to be distributed to homeowners. Pierre will forward VPPSA's flyer to Marlene who will include the information in the email to homeowners.

Architectural Review Committee

Tim Cote seems to be the only remaining member of the Committee at this time. Two more members are required. A request for volunteers will be included in the email.

Executive Session

Follow-up on Boat/Trailer Violations

All but one of these violations have been resolved. There may be some confusion on the part of the final homeowner: Pierre will send a 2nd notice and clarify the regulations (that permanently parking a trailer on the driveway is not acceptable).

Delinquent Accounts

The Board reviewed and discussed the list of owners in arrears compiled by Berkeley Realty.

- A homeowner in arrears for 2013 dues was sent to our attorney for collection; we expect resolution soon.
- Pierre will check that Waste Management has ceased collection and reclaimed the bin for a homeowner who has not paid for trash collection for more than 3 quarters.
- Other delinquent accounts were deemed to be minor.

Yard Maintenance

There was discussion about homeowners who leave their yards unsightly: weeds, branches down, piles of leaves in the gutter, etc. Pierre will 1) determine whose responsibility it is to clear leaves from the concrete gutters and 2) send a friendly reminder on behalf of the Association.

Adjournment

Meeting was adjourned at 8:13 p.m.

Respectfully submitted by Marlene Armstrong, Secretary, WOA.