

Westmoreland Owners' Association
Board Meeting
MINUTES
November 3, 2014

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

Meeting was called to order at 6:45 p.m.

Approval of Minutes of July 28, 2014

Motion by Marlene to approve the minutes. Heidi 2nded. APPROVED.

Financial Report – Brian Hiestand

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

A new bookkeeping system at Berkeley Realty has resulted in some confusion about the Capital Replacement Reserves and Contingency Fund accounts and how those amounts get accrued. Pierre will clarify with Berkeley staff and get back to Brian. Once that has happened, Brian will request approval for the transfer of surplus funds into the contingency account.

The Board reviewed the draft proposed budget for 2015. There were only minor changes with no increases necessary to Association Dues. Pierre noted that though Berkeley usually increases its fees by 5% every two years, they decided to forego that increase for Westmoreland as we are a relatively small and low-maintenance neighborhood.

It was decided to contact Yardworks to find out if they plan on increasing their fee since their contract is up 3/31/15.

It was suggested that we put our Insurance Policy up for bid. It has not been reviewed in several years. Pierre will get quotes. It was also suggested that if possible, we change the policy dates to match our fiscal year.

There was discussion about Reserve Studies. WOA's next one is due in 2017. Pierre provided us with an example of a professional reserve study and its use as a long-term planning tool. He will obtain information about the cost of such a study. The Board can then decide if it wants to begin to set aside funds.

Old Business

Drop Inlet Repair: Pennington Place

Pierre indicated that further attempts to have the developer (Bobby Hornsby) repair this problem have been fruitless. There has been no reply to calls, emails or a certified letter. Pierre asked the Board if it would like him to contact our attorney. Concern was expressed that VDOT may not be willing to take official control of the road if it is not up to standard.

Speeding

Speeding continues to be a problem in the neighborhood. Though the police have twice briefly installed the “speed trailer” in the neighborhood, any improvements have been short-lived. Board members have not seen police giving out any tickets.

WOA options are limited: there was limited response to the possibility of implementing VDOT’s “Additional \$200 Speeding Fine Program”: the 7 or 8 homeowners who responded all felt that enforcement was the best solution.

Pierre will contact the JCC police again about better enforcement.

New Business

WOA Annual Meeting

Slated for Monday December 8, 7 p.m. at the Human Services Centre on Olde Towne Road. Pierre will prepare and mail the official notices. Marlene will send out a “Save the Date” email, along with a request that homeowners consider stepping up to serve as Board Members as 2 of the 3 Board Members will be retiring this year.

Executive Session

Motion to move to Executive Session was moved by Marlene and 2nded by Brian. APPROVED.

Delinquent Accounts

None of consequence.

Follow-up on Boat/Trailer Violations

A homeowner with whom we had previously resolved this issue is in violation again. Pierre will send out a Hearing letter.

Adjournment

Meeting was adjourned at 7:55 p.m.

Respectfully submitted by Marlene Armstrong, Secretary, WOA.