

**WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION
MEETING MINUTES
Saturday, October 17, 2009
Clarksville Public Library, Community Meeting Room**

1. CALL TO ORDER. Bob Rounds, President WLHA, called the meeting to order at 10:30 AM.

2. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING. Following the April 2009 meeting, the meeting minutes were provided to each member via email. To date, no comments/corrections/additions have been received. The April minutes were read and approved as presented.

3. MANAGEMENT REPORTS.

- A. Income and Expense Report.** Mike Koch reported that the checking account balance at the October meeting was \$5,945 (\$2,480 in operating funds, \$1,633 in Road reserve (plus the \$8,000 CD), \$1,200 in Bluebird Pond reserve, and \$632 in the Community Dock reserve). Since the April meeting we have received income of \$50 for the Lot 14 Disclosure Packet. Expenses for the period were: \$2,625 for landscaping services and \$40 for DPOR CIC Registration renewal. All income and expenses match our 2009 budget.
- B. Delinquent Assessments.** There are no delinquent assessments.
- C. Status of Properties/Ownership.** Bob reported that there have not been any changes in properties.

4. COMMUNITY DIALOG. No topics were raised.

5. OLD BUSINESS.

- A. Architectural Committee Issue.** One issue remains open and Cindy Rogers plans to meet with the owners.
- B. WLHA Web Site.** Bob Rounds has added links from our web site (www.Westview-HOA.org) to Kerrlake.com and information about Westview lots that are for sale.
- C. Street Signs.** VDOT replaced the street signs stolen from throughout WLHA as well as all the signs along Cow Road.

6. NEW BUSINESS.

- A. Landscaping Services Contract.** Our current contract with Overby Lawn Care and Landscaping expires 30 Nov 2009. Mr. Overby has verbally agreed to an identical contract for 2010-2011. Mike Koch provided the Board of Directors (BOD) a new contract for the identical services and at the same cost and recommended that the BOD approve awarding a two-year contract to Mr. Overby. A motion was made to approve the contract and the award.

Following discussion, the motion was seconded and the BOD approved the contract and the award.

- B. 2010 Draft Budget.** Mike presented the BOD a draft 2010 budget, which is identical to the 2009 budget (enclosed). A motion was made to approve the draft 2010 budget. Following discussion, the motion was seconded and approved. The BOD will approve the 2010 budget during the Jan 2010 meeting.
- C. WLHA 2010 Meeting Schedule.** Bob recommended that we follow the same meeting schedule (Jan, Apr and Oct) for the coming year. Following discussion, meeting dates for 2010 were established as January 23rd; April 24th and October 16th. Bob reserved the Clarksville Public Library Community Meeting Room.

7. COMMITTEE REPORTS.

- A. Architectural Review Committee.** Cindy reported that the committee has not received any new actions.
- B. Road Committee.** Sig Rogers provided an excellent recap of all actions pertaining to WLHA roads since commencement of the development (enclosed). Following discussions, the BOD asked that the Road Committee refine their assessment of each road, identify maintenance requirements and offer options and cost estimates for maintaining the roads in the foreseeable future. Sig also reported that he had patched several potholes along Heron Drive. Homeowners were again reminded not to cut the corner short when exiting on to Cow Road, which solve the “ever evolving” pothole at the front entrance.
- C. Greenway Committee.** Doris Koch reported that Bobby Overby replaced 4 bushes with the appropriate grasses in the WLHA entrance beds (the grasses were not available when he renovated the beds last fall) and replaced a Crepe Myrtle that was damaged by a mower. He also re-mulched the entrance gate beds and will re-mulch the cul-de-sac beds next week.

8. COMMUNITY DIALOG. 1) There was a discussion about how to control the erosion/bare spots on some banks along the Heron Drive right-away. Bob Rounds will obtain an estimate from Overby to hydro-seed and Chris Bailey will obtain an estimate from Herbert Ramsey. 2) Members are requested to review the current HOA roster and inform Mike of any needed corrections/additions.

9. FUTURE MEETINGS. WLHA will conduct its next meeting on Saturday, January 23, 2010 at 10:30 AM in the Clarksville Public Library, Community Meeting Room.

There being no further business a motion was made and seconded that the meeting be adjourned. The meeting adjourned at 11:50 AM.