

**WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION  
MEETING MINUTES  
Saturday, April 24, 2010  
Clarksville Public Library, Community Meeting Room**

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

**2. APPROVAL OF THE MINUTES OF THE JANUARY AND MARCH 2010 MEETINGS.** The minutes of the January 23rd WLHA meeting and the March 20<sup>th</sup> emergency meeting were distributed to the members via email and posted to the WLHA web site. To date no comments/corrections/additions have been received. The minutes of both meetings were approved.

**3. MANAGEMENT REPORTS:** President and Secretary/Treasurer.

**A. Income and Expense Report.** Mike Koch, Secretary/Treasurer, reported that the bank checking account balance is \$10,274.86 (\$5,563.86 in operating funds; \$1,600 in the Blue Bird Pond reserve, \$803 in the Community Dock reserve and \$2308 in the Road reserve (plus an \$8,000 bond). Since the January meeting we received income of \$4863. Expenses for the period were \$1,748.95 paid to Crowder Insurance for renewal of our three policies. With the exception of income of \$23 from a late fee and a \$10 admin fee, all income and expenses match our 2010 budget.

**B. Status of Assessments.** Mike reported that all dues are current.

**C. Status of Properties/Ownership.** Bob reported that lots 3 (Koopalethes), 8 & 22 (Koch) and 25 (Guard) are for sale.

**4. COMMUNITY DIALOGUE.** Bill Seals questioned why the Board went into Executive Session to discuss the fence issue on lot 12. Bill felt strongly that any issue related to the covenants is public information. Bob explained that by VA code, the Board has the right to go into Execution Session to discuss matters that are private in nature/relate solely to an individual and may involve discussions about potential or actual fines. When the Board comes back into General Session it votes on the issue discussed in the Executive Session and the results of are published in the meeting minutes of the general session. Bob will post the VA code to the WLHA web page.

**5. OLD BUSINESS:** President and Board of Directors.

**A. Recommendations for community dock maintenance/preservation:** Following further study, Kork Bensen recommended that we not change the procedures for maintaining the community dock.

**B. Review of Lot 12 fencing proposal:** Cindy Rogers, ARC Chair, reported that the ARC disapproved a request from Kork & Pam Bensen to install a dog fence, as it did not meet the guidance provided by the Board during the January meeting.

**6. NEW BUSINESS:** President and Board of Directors.

**A. Contract and funding for road maintenance:** Sig Rogers, Roads Committee Chair, initially summarized the results of the 20 March meeting for the attendees – the committee received two bids for roadwork and the Board accepted the higher bid of \$21,602, based on the more extensive

work on the road edges offered by this contractor. The current road damage is the result of severe winter weather not usage.

WLHA currently has \$10,326 in the road reserve fund, leaving a total deficit of \$11,276.

However, based on our request, the contractor further agreed to do the work on Heron Drive now and to resurface Egret and Osprey in the early fall, which will allow us to assess and collect funds from our members. He also agreed to honor the Heron bid price, but the bid price for Egret and Osprey is subject to changes in the price of oil, which is the major ingredient of paving materials and was bid at \$1.71/gal. The cost of oil could go up or down between now and fall, thus we need to build some contingency funding. Bob Rounds offered to provide WLHA a “short-term” loan until assessments can be collected so that the resurfacing of Heron Drive can begin immediately. Sig recommended that a special assessment of \$550 per member be approved, which will provide a small contingency fund to take care of any minor market cost increases due to the changing price of materials. The Board approved a special assessment of \$550 per lot to be paid in two payments. Bob will send a letter to each member soliciting the payments.\*

**B. Speeding/vandalism in Westview:** Bob summarized a recent incident involving three young boys racing cars through Westview at night and on the way out one of the cars rolled over at the front entrance. The car was totaled but fortunately no one was injured. There was also a report of a theft of a 5-gallon can of deck sealer from a Westview residence. Bob will look into the cost of obtaining a sign to be posted near the entrance stating that this is a private road for the use of resident and authorized guests only. Residents were also encouraged to politely question/offer assistance to persons who are unknown or appear to not have business in WLHA – this conveys a message that we know who belongs in our community and care for each other’s property.

**C. Grass Cutting Services.** Mike reported that Oberby’s Lawn Care and Landscaping has the contract to maintain the community property (2010-2011). He drove Bobby around Westview and reviewed the contract requirements. In general terms, Bobby’s crew will cut the front entrance gate areas, 25 feet off both sides of all roads (where possible) and the 50-foot parcel that is between lots 12 and 13. He will also mulch the entrance gate beds and the cul-de-sac beds. He has been instructed to allow the grass to grow on the steep banks and to only weed-whack them if required. If a resident has questions or concerns with the services please contact Mike – do not instruct the workers directly (unless it’s a safety issue). Also, please do not tell the workers not to cut in front of your house or a ditch line as this is community property and we are paying for the services. Overby has also been contracted to remove the brush from the front edge, top and backside of the Blue Bird Pond dam. Owners of vacant lots are responsible for cutting their grass at least once monthly during the April – Oct period. Any arrangement you make with a contractor for maintaining your lot is between you and that person. WLHA will only get involved if the lot is not maintained.

**D. Community Property.** Bob explained that the 50’ wide piece of property between lots 12 and 13 was originally planned for member’s access to a community dock. However, the developer moved the dock and the access to the current location between lots 11 and 12 and subsequently deeded this small parcel to the Association. WLHA has no use for this parcel and based on the owners expressed desires, the Board is willing to review any offer whereby this parcel may be conveyed to either or both of the owners of lots 12 and 13.

## **7. COMMITTEE REPORTS:**

**A. Architectural Review Committee:** Cindy reported that Chris & Stephanie Bailey’s request to construct a playhouse for their children at the rear of their home was approved. The playhouse will be a replica of their home.

**B. Road Committee:** No further report.

**C. Greenway Committee:** Doris Koch, Committee Chair, reported that trees from four lots that had either fallen into community property or where they would interfere with grass cutting were cut and removed. Several trees in the front entrance gate area were trimmed and the pampas grasses behind the entrance gates were cut. The entrance gate wreaths were refurbished the wreaths and flowers were planted in the beds.

**8. Executive Session.** Bob adjourned the general meeting session for approximately 20 minutes and called an Executive Session for the purpose of addressing the lot 12 non-compliant fencing issue. Following the conduct of business, the Executive Session was adjourned and Bob called the general meeting back to order. The Board voted to impose a fine of \$10 per day for the non-compliant fence. Bob will send the Bensens a registered letter informing them that they have 90 days in which to remove the fence or the fine and possibly legal fees will be imposed. The Board will meet in the very near future to address the covenant's fencing specifications.

**9. COMMUNITY DIALOGUE:** A current roster of homeowner's contact information will be provided with the meeting minutes. Thank you for promptly responding to requests for updates. Members should review the new roster, as there are several changes of email addresses and telephone numbers.

**10. FUTURE MEETINGS:** The final WLHA meeting for 2010 is scheduled for 10:30pm, Saturday, October 16 at the Clarksville Public Library, Community Meeting Room.

There being no further business, the WLHA meeting was adjourned at 12:00 noon.

- Note: Sig Rogers received a telephone voice message following the meeting whereby the contractor, responding to Sig's earlier request, stated that it there would be an additional charge of \$850 to apply herbicide to a 2-foot wide section at both edges of Heron Drive (which was included in the original bid for Egret and Osprey). Total cost of scheduled road maintenance will be increased by this amount.