

**WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION
MEETING MINUTES
Saturday, January 23, 2010
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. The October meeting minutes were provided to all members via email. Members did not provide any comments/corrections/additions. The October minutes were read and approved.

3. MANAGEMENT REPORTS.

- A. Income and Expense Report.** Mike Koch reported that the checking account balance at the January meeting was \$4895 (\$1424 in operating funds, \$1,636 in Road reserve (plus the \$8,000 CD and interest), \$1,200 in Bluebird Pond reserve, and \$635 in the Community Dock reserve). Since the October meeting we have received income of \$2290 for 2010 dues, which will be posted to the account following approval of the 2010 budget. Expenses for the period were \$1050 for landscaping services and \$25 for the annual State Corporation Commission registration. All income and expenses match our 2009 budget.
- B. Delinquent Assessments.** There are no delinquencies at this time. 2010 dues not paid prior to 15 February are subject to a 10% penalty (plus admin costs). Checks should be made payable to WLHA and mailed to Mike Koch, 530 Heron Drive, Buffalo Junction, VA 24529. Fees are as follows: Lot - \$230, Home site - \$380, Lot on Blue Bird Pond - \$100 (plus \$230), and slips at the Community Dock are \$200 for the year (if desired).
- C. Status of Properties/Ownership.** Bob reported that lots 3 and 25 remain for sale.

4. COMMUNITY DIALOG. Kork Benson questioned whether it would be advisable to remove several of the “fingers” from the Community Dock and store them on land while they are not in use. Following discussion, Bob asked Kork to discuss this with the COE and determine the cost to remove and launch again when needed, identify a storage location and cost (to include dunnage and covering) and then provide a recommendation to the Board.

5. OLD BUSINESS.

- A. Architectural Committee Issue.** Cindy Rogers reported that one violation remains open, which had been referred to the Board.
- B. WLHA Web Site.** Bob Rounds reminded members that he has added links to our web site (www.Westview-HOA.org) at Kerrlake.com for the lots that are for sale as well as local service providers such as tree removal, etc.

6. NEW BUSINESS.

- A. 2010 Budget.** Mike explained that he allocated \$300 (from the Dock reserve) for potential maintenance of the Community Dock, which is the only change from the draft 2010 budget provided to the Board at the October meeting. The Board approved the 2010 Budget as presented (attached).

7. COMMITTEE REPORTS.

- A. Architectural Review Committee.** Cindy reported that the committee has not received any new actions.
- B. Road Committee.** Sig Rogers patched several potholes since the last meeting. The roads are showing wear and he will obtain bids from LANCO and J. Grey Walker Construction to provide tar & chip covering. It is the consensus of the road committee that bringing the roads up to State standards for potential turnover to the State is cost prohibitive. Additionally, the State has long-term statewide road funding issues, which could potentially leave WLHA with worse roads than we have at the present. Several drainage culvert banks need to be regarded and seeded this spring
- C. Greenway Committee.** Doris Koch reported that Bobby Overby agreed to a two-year extension of his current contract for landscaping services. Two trees, blown down during storms, were cut up and removed at no cost to WLHA. Bobby re-mulched the cul-de-sac beds in early November. The entrance gates were decorated with flags for Veterans Day and with wreaths for Christmas.

8. COMMUNITY DIALOG. No additional subjects were presented.

9. EXECUTIVE SESSION. Bob adjourned the general membership meeting and convened an Executive Board Meeting to address two (2) violations of the covenants related to fencing on Lot 12. Following discussion, the Executive Session adjourned.

10. GENERAL MEMBERSHIP MEETING.

Following the executive session, Bob reconvened the general membership meeting. Based on the recommendation of the ARC, the homeowner's acknowledgement of the violations (2) and the homeowner's input, the Board agreed to waive any fines, providing the homeowner submits a compliant proposal to the ARC for a fence that meets the following conditions.

- a. Removal of the present fence and installation of an approved fence must be completed prior to the April HOA meeting.
- b. Approval of the fence is only for the present pet and the homeowner agrees to remove the approved fence when the pet is deceased/no longer present/upon sale of the home, whichever occurs first.
- c. The fence will be 32"-36" to the top of the highest fence component (post, or other element), consisting of wooden posts and 2 strands of green, vinyl covered chains.
- d. The entire fence will be "camouflaged" with ARC approved vegetation (specifying "planted" height and mature height, as well as seasonal variations in foliage).

- e. The fence is restricted to the homeowner's "backyard" location only and cannot extend beyond the plane of the sides of the dwelling (i.e., can't fan out from the back of the house).
- f. The ARC may define other conditions as appropriate.

9. FUTURE MEETINGS. WLHA will conduct its next meeting on Saturday, April 24, 2010 at 10:30 AM in the Clarksville Public Library, Community Meeting Room.

There being no further business a motion was made and seconded and the January HOA meeting adjourned at 12:00 PM.