

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday December 10, 2002
Farnell Middle School 6:30pm

1. Meeting was called to order at 6:07pm by President Jerry Riddle
2. Roll Call established the following Board Members present: Jerry Riddle, Frank Marino, Frank Credendino, Greg Gelyon, Dave Gursky, Jeff Novell and Chuck Fuller. Adam Kemp & Jason Fox absent.
3. **Motioned by Dave Gursky/seconded by Jeff Novell and carried unopposed that the reading of the minutes be waived and approved as read**
4. **By motion Frank Credendino/seconded by Jeff Novell and carried unopposed to accept terms of Board of Directors as follows:-**
3-YEAR TERM: Chuck Fuller, David Gursky, Adam Kemp
2-YEAR TERM: Jason Fox, Jeff Novell and Jerry Riddle
1-YEAR TERM Frank Credendino, Greg Gelyon, Frank Marino
5. **By motion Frank Credendino/seconded by Dave Gursky and carried unopposed to accept the 46 proxy votes received at the Annual Meeting which voted in favor of amending Section 11.4 of the ByLaws to read with added text “The Board of Directors shall have power to declare the office of a member of the Board of Directors to be vacant in the event such Member shall be absent from three (3) consecutive regular meetings of the Board of Directors”**
46 out of 51 approved the amendment and represent more than a majority of the quorum of 10% of members by proxy received at the annual meeting.
6. **By motion Dave Gursky/ seconded by Jeff Novell and carried unopposed to accept the Pond & Lake Rules Sign with gold lettering in bullet format on black sign** as favored by the majority of the Landscaping Committee.
7. The Simsic family (12512 Leatherleaf) appealed to the Board of Directors for a fence variance. The Board of Directors appropriately requested that the homeowner provide them with reasons to substantiate hardship together with letters from homeowners who would be affected by the pvc fence before consideration for a variance
8. **Chuck Fuller and Greg Gelyon opposed and Jeff Novell abstained the motion to approve the \$1350.00 cost to furnish the well with a filter.**
9. The Board voted unanimously for the Association’s attorney to handle the Arvanitis fence matter.
10. The Board agreed to accept the payment plan submitted by a delinquent homeowner.

To facilitate the commencement of the Town Hall Meeting, Dave Gursky made a motion to adjourn at 7:05pm

Minutes prepared by: Leigh Slement December 24, 2002.