

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday September 12th, 2006
Held at The Property Group, 11902 Race Track Road @ 7:00pm

1. **The Meeting was called to order at 7:00pm by Jerry Riddle**
2. Roll call established a quorum of the Board; Present: Jerry Riddle, Frank Credendino, Frank Marino, Bob Capuro, Tom Ashman & Steve Filingeri
Absent with explanation & apologies: Adam Kemp
of homeowners present : 14
3. **By motion Frank Credendino /seconded by Tom Ashman to waive the reading of the previous Meeting held August 8, 2006, and approve as read.**

As representatives from Raymow (Lupe Gonzalez & Rusty Miles) were present questions relative to landscaping were executed for the purpose of not detaining them. Raymow promised to submit proposals for irrigation to village entrance islands within 2 weeks.

4. **Board Status: The Board acknowledged receipt of Bernie Embdens' resignation and agreed that the remaining 7 Board members would comprise the Board of Directors until the Annual Meeting scheduled for November at which time the Board of Directors could increase back to a 9-member Board.**

5. **Treasurer's Report**

As per Financials for end August, 2006:-

Cash: \$70,181.30

Accounts Receivable: \$6,355.35

Reserves: \$416,207.27 = TOTAL ASSETS \$505,528.08

Expenses / Budget = \$216,114.77 / \$217,696.00

5. **Committee Reports**

Lakes Committee:

Re: Lake #8 Tomasino Report

The Board agreed that a letter be sent to Tomasino & Associates (now IBI) requesting as part of the original proposal the following additional information at no extra cost – contingent scope of work included:

1. Graphic showing the areas of erosion and the depths of erosion (6" to 24" stated in the report).
2. Report prepared by Tierra, Inc.
3. Print out of survey data collected and discussed in 5th paragraph of report.
4. Original plans used to make statements in 6th paragraph of report.
5. A recommendation for the min/max size of bedding rock that could be used should be included in the report.
6. Documentation on how the unit costs for treatment methods were obtained.

The committee further requested a working budget for 2007, which will be given to the Budget Committee for consideration.

Re: Boating & Fishing Liability. Association attorney has responded that he is willing to draft a waiver form to be signed by Owners who wish to engage in these activities. These forms will be kept on file in the event of an incident. The Board agreed that contingent on insurance inquiry this may or may not be necessary.

Re: Fenced in Pond #9 Easement Access. **By motion Frank Credendino/second by Steve Filingeri to provide a standing instruction to the Architectural Committee to not allow any improvements whatsoever to encroach into or onto the Developer's dedicated easement areas in between Lots specifically for the purpose of access to perform maintenance toward common area elements eg. ponds, common grounds etc. ...carried by majority 5 to 6 (Frank Marino objecting).**

A full listing of all addresses which are affected to be furnished to the Architectural Committee.

The issue with regards to accessing Pond #9 for maintenance was handed to Bob Capuro who shall approach the homeowner at 12730. In the interim Raymow must execute maintenance around this pond with narrower machinery on a weekly basis.

Landscaping Committee:

The Committee is down to 2 volunteers.

Architectural Committee:

The Board all agreed that all future requests by Owners who wish to repaint original colors must require the applicant to submit in writing together with a PRE-repaint photograph identifying original colors. Verbal approvals shall no longer apply.

Compliance Committee:

Re: Window fitted air conditioner units. Application is required and Architectural Committee to determine if unit is visible from the street & or a neighbors' direct view. A/C units fitted to windows are not permitted if determined by the ACC it will be visible to public view.

Re: Covered driveway parked vehicles. The Board agreed that covered vehicles parked on driveways for an extended period – in excess of a week – could identify the vehicle as inoperable and should be addressed to determine actual condition.

Website Committee:

Stuart Berney volunteered his services on this committee. Steve Filingeri agreed to oversee and assist this committee.

6. Old Business

Insurance: Current agent has submitted a quote to renew property, general liability and crime coverage at \$25,607.80. As this reflects a 226% increase the Board requested that other bids be sought. Annie Cerniglio volunteered a contact and will supply Leigh with contact details. Leigh to establish with agent the reasoning for the increase as it could be the liability exposure of the ponds/lake.

Website Revamping: Proposal from Digital Elixir was postponed from immediate future consideration.

7. New Business

Budget Committee: The following Board Members were appointed to represent this Committee: Jerry Riddle, Tom Ashman & Steve Filingeri

Rental Housing Inspection Ordinance 04-37: County inquiry to be responded with addresses only with note identifying that these addresses are not necessarily rental units in the Association but rather those addresses on record with off-site addresses.

Annual Meeting: Leigh to secure Bayanihan Art Center for Annual Meeting and bios of those wishing to run for election to be published in the newsletter.

There being no further business to discuss the meeting was duly adjourned at 9:15pm. Notes relative to landscaping discussion with Raymow representatives appended hereunder.

Minutes prepared by Leigh Slement October 9, 2006.

- a) Mowers should be set to cut all turf areas at a height of 4 inches – banks are still being scalped;
- b) Ruts on Lake 8 to be corrected – behind 12827 Tar Flower;
- c) Deer Run irrigation running on mowing days to be corrected;
- d) Bottlebrush pruning;
- e) Top Choice application to be executed in October;
- f) Silt fencing identifies where conservation areas should be trimmed back to;
- g) Raymow confirmed that motors are grounded to the casing and further protection not viable;
- h) Irrigation faults were reported and some ponds are not mowed weekly to be looked into.