

WWMA Annual Meeting Minutes

November 19, 2009

Attendees: John Whiting, Mahamed Allimulfa, Naveed Baqir, Pete Jones, Scott Johnson, Bill Anderson, Michelle Dotson, Joe & Kathy Halada

Election of Officers: Pete Jones (Vice President) and Michelle Dotson (Secretary) were re-elected as per the 11 proxy votes and all present at meeting. The proxy votes submitted were from: Bruce & Gail Marshall, Kenneth & Barbara Zrebiec, Joseph & Carol McCann, Brian & Jennifer Huebner, Denise & Steve McConnell, Mr. & Mrs. Freeman Harris, Kevin & Michele Beane, Paul & Michelle Kutch, Vanessa & Craig Horstead, Jeffrie Silverberg & Nancy Rebeschini, & F Paul & Flordeliz Salindong.

All Board positions will be up for election at next November's Annual Meeting.

Budget: The 2010 budget was reviewed and approved after the following adjustments:

- Plan for open Space Improvement increased to \$10,000.00 so that more projects that have already been planned can be completed.
- Attorneys Fees increased to \$2,000.00 as the initial amount budgeted would not adequately cover costs if services were needed.
- A Copy of the approved budget is available upon receipt of written request to WWMA, c/o the P O Box.

Outstanding Dues:

The following homeowners still have outstanding dues:

- 101 Arielle Dr (Aziz and Iqbal) – 2007, 2008 & 2009
- 135 Arielle Dr (Moser) – 2007, 2008 & 2009
- 212 Sarah Cr (Uppal) – 2009
- 295 Shisler Ct (Peterson) – 2008 & 2009
- 204 Rachel Ct (Prigg) – 2009
- 2 Westover Woods (Blake) – 2009

- 3 Green St. (Cuebas) - 2009

The following action will be taken:

- Moser, Aziz and Iqbal, and Peterson – WWMA will be initiating action in small claims court.
- Uppal – WWMA will one additional letter before beginning collection agency activity.
- Blake and Cuebas – WWMA will initiate collection agency activity.
- Priggs – WWMA will research. A Sheriff's Auction Notice is posted on the door and WWMA has no forwarding address for the homeowners.

2010 Invoice: The 2010 dues invoice will be mailed out in January, 2010.

Dues will continue to be \$175.00 and due by March 31, 2010.

Update on Pond:

Envirotech has worked on the pond throughout this year. This is a slow process because the pond was in such bad shape to begin with, but with continued treatment they expect the primrose growth to be gone by spring. The fountain was fixed, but a nozzle has come loose that needs attention. Also, there is some work that needs to be done to the geese barriers, but overall the pond looks much better.

Project Status:

Signs: Scott Johnson is working on some new signs for the pond area and Tot Lot. The signs include: a larger No Solicitation sign for the neighborhood entrance, 4 No Trespassing signs for the pond, and a Welcome sign for the Tot Lot area (we are also discussing a "Use of Tot Lot sign), Scott is also purchasing a newsletter stand for the community where homeowners that do not want correspondence via e-mail may pick up future newsletters.

Drainage: The County finalized the final phase of drainage projects for areas of the neighborhood this past spring. It is WWMA responsibility to upkeep these areas. WWMA will look to complete any necessary clean-up (i.e. removal of leaves, branches, undergrowth) in late February or early March.

Project Status (Cont.):

Path to Tot Lot: The Maintenance Committee will be working on this project.

Master Plan for Development: Envirotech has presented us with a proposal for a landscape plan for improvement of different areas of the neighborhood. We are trying to use matching money from the state to possibly put these ideas to use.

Status of Trees & Shrubs: There are some trees that are in common ground that are leaning in to personal property that may need to be trimmed or removed. Pete Jones is coordinating this effort.

*Maintenance Committee Meeting on Tuesday, Dec 8th at 290 Shisler Ct.

New Neighbors: We have recently had some new neighbors move in and would like to welcome them. Two of them were able to come to the meeting and it was great to meet them.

Homes for Sale: There is currently one home for sale on Westover Woods Drive.

Clean Up of Entrance Open Space: Bob Bender has offered to clean up this area during the non-grass cutting season for \$30.00/month. We all agreed to this.

Uniform Common Interest Ownership Act: Kathy Halada went to a meeting regarding this on November 17th and she discovered that our association does not fit the criteria for this act. Maintenance fees must be \$500.00 or higher.

Important dates:

December – Renew Small Claims Court documents

January – Renew Corporation documents

March – Drainage Clearing & Easter Egg Hunt

April – Yard Sale & Tax Filing

May – Community Picnic

July – PO Box Renewal

September – Mailing for Call of Nomination for 2011 Board Members

October – Notice of Annual Meeting

Monthly Meetings (All held at 6:30 unless otherwise indicated):

January 21st at 138 Arielle Drive – WWMA will ask Councilman Taggett to attend

February 18th at 138 Arielle Drive

March 18th at 138 Arielle Drive

April 15th at 138 Arielle Drive

May 20th at 138 Arielle Drive

June 17th at 138 Arielle Drive

July - TBA at a later date

August 19th at 138 Arielle Drive

September 16th at 138 Arielle Drive

October 21st at 138 Arielle Drive

November 18th Annual Meeting at 138 Arielle Drive

Please let Michelle and Kathy know if there are any additions, corrections, or clarifications.