

# WWMA ANNUAL MEETING

THURSDAY, 11/18/2010

## MINUTES

Attendees: Pete Jones, Bill Anderson, Scott Johnson, Michelle Dotson, Lou Sapp, Kathy and Joe Halada

Proxies Received: Chris and Julie Kemple, Mohamed Allimulla, Chengshun Fang and Qing Liu, Haroon Ilyas and Tamkanat Miza, Joe and Annie Doordan, John and Beth Whiting, Kevin and Shelly Beane, Barbara and Ken Zrebiec, Cheryl and Paul Thorton, Vanessa and Craig Horstead, Van and Maria Villaruz, Jeffrie Silverberg and Nancy Rebeschini, Tom and Mary Ryan, Feliciano Paul and Flordeliza Salindog, Denise and Steve McConnell, Vince and Lisa Tusi

ELECTION OF OFFICERS: An election was held for all Board positions. WWMA new officers are: President – Pete Jones, Vice President – Bill Anderson, Secretary – Kathy Halada, and Treasurer – Michelle Dotson.

OUTSTANDING DUES: Legal proceedings have been initiated on all homeowners who owe dues for 2010 or prior years. These homeowners include: 101 Arielle Dr., 135 Arielle Dr., 3 Green Ct., 123 Arielle Dr., 202 Rachel Ct., 2 Westover Woods Dr., and 212 Sarah Ct. Papers have been filed with the court by our attorney on behalf of WWMA. Letters will be sent to the homeowners by the court within 2 weeks. WWMA's hope is that these homeowners take responsibility and pay all outstanding dues. Should any of these homeowners continue to avoid their responsibility, they will be taken to court. The timing on a court date is into mid-January, 2011.

BUDGET AND 2011 DUES: A new budget was presented and approved by the Board. Also, dues for 2011 were approved to continue at \$175/home. However, there were three emergency expenditures in 2010 that drew down reserves. Joe Halada attended a NCC Stormwater Management meeting. A county official commented that a guideline for reserves is approximately one to two times operating expenses. The Board agreed that WWMA's goal is to maintain reserves at around \$15,000.

The budget does not include funds for a community picnic. However, it was felt that one could still be held with participants bringing dishes to pass.

POND PROJECT: The new fence will be installed at the end of November/beginning of December. This will conclude phase II of the project. Phase III is additional landscaping and additional trees to the area (taller trees by the back of the pond and

a few smaller trees in the front). This phase should be completed in 2011 if the budget permits. If not, additional funds will be used in 2012.

**COMMUNITY GROUNDS WALK ABOUT:** All Board members and additional interested homeowners will complete a walk about of our community. The goal is to maintain a positive appearance of our community to enhance property value and quality of life. Members will note any areas where a homeowner may need a helpful reminder of county code violations, or where a common area may need work. The walk abouts will be completed in time for members to bring their findings back to the January, 2011 meeting. Possible remediations may involve County Code enforcement, letter from WWMA attorney, or assistance from our New Castle County representative Dave Tackett, depending on the concerns found.

**CONTRACTS:** The Board approved renewing our snow removal contract with Laznik & Meckley. The Board also approved using Bob Bender's services for trash pick up around the development one time a month from November through March. However, we will advise Bob Bender that we do not want trimming of the bushes along Old Baltimore Pike this year.

**NEWSLETTER:** The next Newsletter will be distributed in mid-December.

