

**WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION**  
**MEETING MINUTES**  
**Saturday, October 16, 2010, 10:30 AM**  
**Clarksville Public Library, Community Meeting Room**

1. **CALL TO ORDER:** Bob Rounds, President WLHA, called the meeting to order.
2. **APPROVAL OF THE MINUTES OF THE APRIL 2010 MEETING:** Mike Koch, Secretary/Treasurer WLHA, reported that the minutes of the April meeting were provided to all members via email and posted to the WLHA web site. No comments have been received. The minutes were approved as published.
3. **MANAGEMENT REPORTS:** President and Secretary/Treasurer.
  - A. **Income and Expense Report.** Mike reported that the bank checkbook balance is \$7,283.44 (\$1,400 operating funds; \$1,375 in the Blue Bird Pond Reserve, \$803 in the Community Dock Reserve and \$4,705 in the Road Reserve). Since the April meeting we've received special road assessments of \$12,388.75 and \$478.68 interest from our Road Reserve CD. Expenses for the period were \$2,625 to Overby Lawn Care & Landscaping for maintenance of the common property and \$225 for maintenance of the Blue Bird Pond dam and \$20,166.30 to J. Gray Walker Construction for resurfacing the roads (90% of contracted price).
  - B. **Status of Assessments.** A special road assessment of \$325 (plus a 10% late fee) is due and \$500 is due on a monthly payment plan (due to hardship).
  - C. **Status of Properties/Ownership.** Bob reported that the Koch's home at 530 Heron sold and will close on 21 October and lots 3, 22 and 25 remain for sale.
4. **COMMUNITY DIALOGUE:** A member complimented the road committee on the resurfacing of the roads.
5. **OLD BUSINESS:** President and Board of Directors.
  - A. **Conveyance of Common Property between Lots 12 & 13.** Bob asked the owners of lots 12 & 13 to assess whether one or both may be interested in purchasing the 50 foot piece of WLHA common property that runs between their lots. And if so, to make an offer to the Board.
  - B. **Contract completion for road maintenance:** Sig Rogers, Chair Roads Committee, reported that the roads were inspected and there are only two issues: 1) the herbicide along the shoulders of the roads did not work satisfactorily in all areas (primarily on Osprey) and 2) there is one small depression on Heron Drive across near Seals' driveway. Sig discussed the herbicide issue with the contractor and he in turn raised the quality of the product to the manufacturer. The contractor has re-sprayed the areas. Sig will again discuss the issue with the contractor and seek a warranty against weed growth for one year and leveling of the depression.
6. **NEW BUSINESS:** President and Board of Directors.
  - A. **Election of Secretary/Treasurer, Board Member and Greenway Committee Chairperson.** Bob informed the membership that with Mike's departure no one has volunteered to serve as the Secretary/Treasurer however, Gena Overbey did volunteer to continue serving as a Director and Carol Seals volunteered replace Doris Koch as Chair of

**WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION  
MEETING MINUTES**

**Saturday, October 16, 2010, 10:30 AM**

the Greenway Committee. Bob will temporarily serve as President and Secretary/Treasurer until someone volunteers to assume one of these two duties. Gena was reelected as a Director and Carol was appointed Chair of the Greenway Committee by the Board.

- B. Review of Proposed WLHA budget for 2011.** Bob provided a very detailed explanation of the proposed draft 2011 Annual Budget (enclosure 1). The annual dues must be increased by 10% (line 1), coupled with a special assessment of \$150 (line 29), to develop a viable Road Reserve as required by Virginia law. He also proposed an option of a one-time payment of \$550 per lot rather than \$150 per year for 2011-2014. The long range General Expenses (line 12) are projected to remain relatively stable and the Community Dock Reserve assessment (line 20) and the Blue Bird Pond assessment (line 24 – only applies to owners of lots 19-22) will remain the same. It was recommended that the annual fees for homes and lots (lines 4 & 5) be rounded to the next \$5 or \$10 increment to make it easier for members to remember. The Board will review and assess the draft budget before approving it at the January 2011 meeting. Members are encouraged to submit their recommendations to Bob Rounds as soon as possible to allow for assessment and potential modifying of the budget before the January meeting.
- C. Change to WLHA By-Laws.** Bob proposed four minor changes to the By-Laws to provide clarification and simplify committee selection processes (enclosure 2). The Board approved the proposed changes as presented. Bob will post the changed By-Laws to the WLHA web page.

**7. COMMITTEE REPORTS:**

- A. Architectural Review Committee:** Cindy Roger, Chair ARC, reported that the two homeowner's fences that were in violation of the Guidelines were removed. Additionally, a request by the Bensens (lot 12) to construct a multi-level deck was approved, subject to them obtaining the requisite permits. Cindy also solicited a volunteer to replace Mike on the committee.
- D. Road Committee:** No additional comments.
- E. Greenway Committee:** The entrance gates were decorated for Memorial Day, the 4<sup>th</sup> of July and Labor Day. The entrance gate beds were refurbished in May and will be refurbished again this month. The large dead tree near the entrance gates was cut-up and removed at no cost to the Association and several trees in the front common property were trimmed. The brush near the drainage culvert on the right side of Heron Drive was removed. Bob Rounds installed the "Private Road" sign.

- 8. COMMUNITY DIALOGUE:** Attendees expressed concern about members driving motorized vehicles and allowing dogs on other member's property without permission. Bob will send an appropriate reminder to all members. Members should call the Mecklenburg County Animal Control office to report loose dogs/pets that do not obviously belong to a WLHA member.

- 9. HOMEOWNER'S ROSTER:** Mike requested that members review the roster and provide changes/additions to Bob as soon as possible (enclosure 3).

- 10. FUTURE MEETINGS:** The first WLHA meeting for 2011 is scheduled for 10:30am, Saturday, January 22 at the Clarksville Public Library, Community Meeting Room.