

**WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION**  
**MEETING AGENDA**  
**Saturday, October 22, 2011, 10:30 AM**  
**Clarksville Public Library, Community Meeting Room**

1. **CALL TO ORDER:** Sig Rogers, President WLHA, called the meeting to order at 10:30am.
2. **APPROVAL OF THE MINUTES OF THE JANUARY 2011 MEETING:** Sig Rogers reported that no comments had been received. A motion to approve the minutes as published was unanimously approved by the Board.
3. **MANAGEMENT REPORTS:** President and Secretary/Treasurer.
  - A. **Income and Expense Report.** Bob Rounds, Secretary/Treasurer reported that the Association account balance as of 22 October was \$16,091.39. Reserve funds distribution was as follows: General and Administrative (G&A) - \$2,095.61; Road Reserve - \$12,056.76; Dock Reserve – 164.02; and, Pond Reserve - \$1,775.00. Bob reported expenses of \$4,961.40 for G&A, and \$600.00 for dock maintenance. Anticipated expenses for the balance of 2011 are \$1146 for G&A, and \$300 for Pond maintenance. There was a discussion of unplanned expenses for cul de sac maintenance and Carol Seals, Chairperson of the Greenway Committee will determine costs for alternative approaches and report to the Board. The Quarterly Financial report is provided as Attachment (1).
  - B. **Status of Assessments.** Bob reported that all 2011 Assessments are fully paid. Eleven (11) Property owners paid the 2011 Road Assessment in full, thirteen (13) property owners elected to pay by installment.
  - C. **Status of Properties/Ownership.** Bob reported that Lots 1 (\$149,995), 3 (\$199,500) and 25 (\$26,000) are currently for sale, Lot 22 was sold to John and Susan Stolzenthaler.
4. **COMMUNITY DIALOGUE:** Chris Bailey informed the Board that the Community Dock anchor rope had broken and Bob Rounds offered to examine and replace as necessary. The members and Board also discussed alternatives for maintenance of the cul de sacs on Heron Drive and Egret Drive including landscaping and/or removal. Carol Seals will evaluate the alternatives and make a recommendation to the Board.
5. **OLD BUSINESS:** President and Board of Directors.
  - A. **Conveyance of Common Property between Lots 12 & 13.** Gina Overbey reported that the transfer of ownership of the strip of land between lots 12 and 13 was completed.
6. **NEW BUSINESS:** President and Board of Directors.
  - A. **Review and discussion of common area landscape contract.** Bob reviewed the process and details of the follow-on contract for maintenance of the community common grounds. Four (4) contractors will be invited to make offers and contract award is anticipated before the end of the year. Carol Seals, Chairperson of the Greenway Committee will evaluate contractor proposals and make an award recommendation to the Board. The new contract will provide for 2 “base years” of maintenance with 3 option years to be awarded at the Boards discretion.
  - B. **Review of Proposed 2012 Budget.** Bob Rounds reviewed the Association’s proposed 2012 budget. Highlights of the proposal include: Increase of 10% in Annual Fees (as planned during the 2011 budget review); No significant new expenses are anticipated during the

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upcoming fiscal year. There was a discussion of the need for a “Management Reserve” to reduce the likelihood of future “Special Assessments” for unplanned expenses. Bob agreed to determine an appropriate budget for this reserve and make a recommendation to the Board at the January meeting. The Board will vote on the budget approval during the January meeting.

#### **7. COMMITTEE REPORTS:**

**A. Architectural Review Committee:** Cindy Rogers, Committee Chairperson, indicated that Lot 12 had completed the approved construction of a swimming pool and that final approval was pending receipt of the County completion certificate. No additional plans had been submitted for approval.

**C. Road Committee: Sig Rogers,** Committee Chairperson reported that there was no further activity on Association roads. There was a brief discussion of the excess loose gravel and weed growth on the roads and Sig indicated he would contact the vendor (Gray Walker, Inc.) to determine if remediation was required.

**D. Greenway Committee:** Carol Seals, Committee Chairperson, reported on the state of the entrance and cul de sac maintenance. There was unanimous praise for the condition of the entranceway and surrounding area. Carol will evaluate alternatives for maintenance and/or removal of the cul de sac “islands” and make a recommendation to the Board.

**8. COMMUNITY DIALOGUE:** Sig gave an informed and impassioned plea for everyone to contact the state and local representatives in support of the continued ban on uranium mining in Virginia (due for state legislative vote in January). Sig pointed out the dangers of contamination from mining activities and the possible impact on our community.

**9. FUTURE MEETINGS:** The meeting schedule for 2012 was established as follows: Open Board Meeting – 21 January 2011; and, Association Membership Meeting – 20 October 2012.

**10.** The meeting was adjourned at 11:45.