

THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR SCHEDULED MEETING ON TUESDAY May 19th, 2015 AT 7:00 PM AT St. John Vianney, room E-9

ESTABLISHMENT OF QUORUM- Quorum was established with the following Trustees present: President Bill Tuttle, Treasurer Bonnie Tyndall, Secretary Brenna Norwood, Trustees John DeFillippo, Bill Hopkins, Trustee Dan Read, Trustee Daniel Fischer, and Robin Motley.

CALL TO ORDER – The meeting was called to order at 7:00 pm by President Bill Tuttle.

HOMEOWNER FORUM- Homeowner Millie Sofer addressed the board about some concerns she had regarding the slow removal by some homeowners of garbage cans after the trash pickup. She suggested putting a reminder notice in the RAP. The board asked for a list of names of those she had noticed. No list was forthcoming during the meeting. Sofer also noted that Dairy Ashford was looking very trashy. The board suggested to call 311 and Oliver Pennington's office as this is out of the HOA area of compliance. Sofer advised the board that not enough people belong to the women's club, and that yard of the month awards seem to be going to members of the club. The board assured her that is not the case. Lastly, the board advised that solicitors cannot legally be prohibited from putting advertisements on doors, but the constable can be called if there are concerns.

Homeowner Michelle Pendleton provided an update on the Spark Park donation fund which has grown to \$246,741.00.

Homeowner Lee Crane discussed deed restrictions regarding the state of a basketball goal/net on his garage roof and questioned some of the restrictions within article 4, clause 14 that appeared to be somewhat non-specific regarding property condition. The board responded that basketball goals need to be in a complete and working condition to be OK. He was advised to contact the architectural committee for guidance.

APPROVAL OF MINUTES – The minutes of the April Board Meeting were unavailable for approval.

FINANCIAL REPORT – The financial statements of the Association show as of April 30th, 2015 there was \$210,998.56 in the operating account, \$ 144,755.16 in the non-capital reserve accounts. There is a total of \$10,573.08 owed to the association by owners for maintenance fees, legal fees and penalties.

COMMUNITY RELATIONS - Trustee Bill Hopkins reported that 225 residents within the community want to see the parking garage appearance improved. A committee met with the developers, but were told that nothing could be done until the project is finished to see if any money is available to fix the appearance. Bill suggested a letter should be sent by the board to the developer and owner. A motion was passed 5-3 to approve the letter from the board for this purpose.

Traffic on Pinesap was discussed. The reconstruction of Memorial Drive is supposed to start on September 1st. Information on this project can be found on MemorialSN.org

POOL/TENNIS- Trustee Robin Motley- The board has received a list of 149 total pool members, which is the first time this has been documented.

MAINTENANCE- Trustee Dan Read- Discussed work that was needed on the diving board was being delayed by bad weather. It is safe and sound to be used, however. Another repair that is delayed due to the weather is a scheduled repair to the terracotta tiles at the pool. Aquatic Advisors will be fixing this.

TRASH AND PEST CONTROL- Trustee John DeFillippo reported no complaints other than some people were wondering why the trash pickup was coming so much later in the day.

PATROL- Trustee Clay Roth - absent

RAP – Trustee Dawn Dudley - absent

LEGAL – Trustee Daniel Fischer - Nothing to report

OLD BUSINESS- None

NEW BUSINESS- Discussed the electrical rate contract renewal. The current provider, Startex has a low rate. The rates for other providers were reviewed by the board to find the best value and a motion was passed to continue with Startex and lock in a rate for three years.

The Board adjourned to Executive Session.-

ADJOURNMENT- There being no further business to come before the Board, the meeting was adjourned at 8:30 pm. The next meeting will June 23rd, 2015 at the Westchester pool pavllion.

A handwritten signature in black ink, appearing to read "W. R. Tuttle", with a horizontal line extending to the right from the end of the signature.

Bill Tuttle, President