

## Meeting Minutes

### GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

#### Transition Community Information Meeting

Wednesday August 12, 2009

#### **I. CALL TO ORDER**

At 6:30 PM, the meeting was called to order and introductions made. Present were:

David Drexler (property manager)  
Tony Licata (Chairman Advisory & Transition Comm.)  
Joe Web (Transition Comm.)  
Jim Kalemba (Secretary Advisory Comm.)  
Carl Pautlitz (Advisory Comm.)  
Cathy Richardson (Advisory Comm.)  
Janie Lisagor (Advisory Comm.)  
Sarah Palamara (Esquire)

#### **II. TRANSITION COMMITTEE UPDATE**

Tony Licata gave an update on items the transition committee had accomplished so far; Gathering information such as original plot plans and landscaping plans for the development, current governing documents, determination of common grounds ownership (GSW or developer) and inspections of community infrastructure.

#### **III. INTRODUCTION OF SARAH PALAMARA, ESQUIRE**

Sarah Palamara spoke about how transition will proceed and noted that it should be completed by April 3, 2010. Noted topics were:

- Financial Documents
- Infrastructure
- By-Laws and Declaration documents
- Article of Incorporation
- Turnover to homeowner Board management
- Transition Punch List
- BMP Storm Water review
- Working with the County on development specifications
- Planning and preparation timeframe for transition completion
- Clubhouse Lease research

A question and answer section ran through the presentation of these topics, issues raised were:

- Flooding responsibility – falls on the Williamsburg National as owners of ponds, an agreement should be sort for terms if it happens.
- Pond deficient construction and ownership – Will need research, owned by Williamsburg National

- BMP approvals – Were the ponds built to code? Suggest an outside inspection be made
- Final sections build out – Developer still has ability to change the layout and number of lots. Research is needed to determine if other proffers are due to GSW in this area.
- Developers remaining rights after transition - Documents state they are there until last lot is sold, suggest attempting this be changed in transition.
- Unfinished road bond values – VDOT and JCC hold bonds to cover road completion should developer default.
- New Board elections – nominations will be asked for in Jan – Feb 2010 and elections will be April 2010
- Increase in homeowner fees – The budget for 2010 is in progress and no significant increase is expected at this time.
- Reserve funding – Reserves are fully funded according to a 30 year reserve funding plan that was updated last year and will be updated every 5 years going forward.

#### IV. **WHERE DO WE GO FROM HERE?**

The transition committee will be meeting frequently between now and April 3, 2010 to complete a checklist of items supplied by Sarah as we work toward transition. Additional update meetings will be held as further information becomes available. Any questions or thoughts on this can be submitted through our website <http://gswhoa.org>

#### V. **ADJOURN**

The meeting was adjourned at 8:00 PM.