

GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.
Board of Directors Meeting Minutes

August 23, 2010

A regular meeting of the Board of Directors of Greensprings West Owners' Association, Inc. was held on Monday, August 23, 2010. The meeting was held at the Association's Clubhouse, 3200 Manor Gate Drive, Williamsburg, Virginia 23188.

Present: The following Board Members were present: Jim Denyes, Jim Kalemba, and Jon Jaruseski.

David Drexler, Association Manager with United Property Associates, and Sarah R. Palamara, Association Legal Counsel, were also present.

Call to Order: Jim Denyes called the Board Meeting to order at 6:50 PM.

Agenda: The Board Meeting Agenda is attached to these Minutes.

Executive Session: Jon Jaruseski motioned to adjourn to Executive Session for the purpose of reviewing covenant violations, discuss contract for financial audit and to consult with legal counsel; seconded by Jim Kalemba. Motion passed unanimously.

Jon Jaruseski motioned to close Executive Session and return to Open Session; seconded by Jim Kalemba. Motion passed unanimously.

Decisions made in Executive Session that required a vote in Open Session appear under "New Business".

Owners Forum: Owners Forum was opened at 7:10 PM and closed at approximately 7:40 PM. No questions were presented during Owners forum that will require a decision, response or written statement by the Board at this time.

Approval of Minutes: Jim Kalemba motioned to accept the Minutes of the July 26, 2010 Board of Directors meeting as submitted; seconded by Jon Jaruseski. Motion passed unanimously.

The Minutes of the June 28, 2010, were tabled for approval until the September Board Meeting because Janie Lisagor, Secretary, was not present at this meeting.

Treasurer's Report: No Treasurer's Report was presented.

Manager's Report: David Drexler presented his Manager's Report. Any Board decisions required to be made after presentation of the Manager's Report are noted in either the "New Business" or "Unfinished Business" portion of these Minutes.

Committee Reports: Committee Reports were presented to the Board by various individuals familiar with each Committee's activities. Any Board decisions required to be made as a result of the Committee Reports are noted below under "New Business".

Unfinished Business: No Board decisions were required for unfinished business.

New Business: Jim Kalemba motioned to enter into contract with Stephen Merritt Certified Public Accountants for an audit of the GSW Owner's Association 2010 financial records; seconded by Jon Jaruseski. Motion passed unanimously.

Next Board Meeting: The next regular meeting of the Greensprings West Owners' Association, Inc.'s Board of Directors is currently scheduled to take place on Monday, September 27, 2010, and will be held at the Greensprings West Clubhouse, 3200 Manor Gate Drive, Williamsburg, Virginia 23188, beginning at 6:45 PM.

Adjournment: Jim Kalemba motioned to adjourn the August 23, 2010, regular meeting of the Board of Directors at 8:32 PM; seconded by Jon Jaruseski. Motion passed unanimously.

Prepared By: _____
James Kalemba, Vice President

Date Approved: _____