

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

A regular meeting of the Board of Directors of Greensprings West Owners' Association, Inc. was held on Monday, May 24, 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, Jon Jaruseski, Jim Kalemba, Janie Lisagore and Carl Pautlitz.

David Drexler, Association Manager with United Property Associates, and Sarah R. Palamara, Esquire, Counsel to the pre-transition Advisory and Transition Committees were also present.

Call to Order: Sarah Palamara called the Board Meeting to order at 6:46 PM.

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

Election of Officers to the 2010-2011 Board of Directors: President: Jim Denyes and Jim Kalemba nominated themselves to fill the position of President. Jim Denyes was elected President of the 2010-2011 Board ("Board") by ballot.

Vice President: Jim Kalemba was elected unanimously by voice vote to the position of Board Vice President.

Treasurer: Carl Pautlitz nominated himself and was elected unanimously by voice vote as Board Treasurer.

Secretary: Janie Lisagore was nominated for and elected unanimously by voice vote as Board Secretary.

Member at Large: Jon Jaruseski will serve as Member at Large on the Board.

Owners Forum: Owners Forum was opened at 7:03 PM and closed at 7:20 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: Carl Pautlitz motioned to approve the April 26, 2010, Advisory Committee Meeting minutes; seconded by Janie Lisagore. Motion passed unanimously.

Treasurer's Report: The Association's financial position was presented as part of the Association Manager's Report.

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

Unfinished Business: 1. Managers Report. The Association Manager's Management Report was reported under "New Business".

2. Clubhouse AC Replacement. Carl Pautlitz motioned to accept the Art Newsome bid if the other two (2) proposals requested exceed the current Art Newsome bid to replace the existing Clubhouse air conditioning Unit; seconded by Jim Kalemba. Motion passed unanimously.

2.A. Clubhouse AC Replacement. Jon Jaruseski motioned to rescind the motion approved regarding the Art Newsome bid; seconded by Janie Lisagore. Motion failed.

3. Sprinkler Upgrade/Flagpole Project. No motions were made by the Board related to this agenda item.

4. New sound system for Clubhouse. No motions were made by the Board related to this agenda item.

5. Removal of Sotheby's property from Clubhouse. Jim Kalemba motioned to allow Sotheby's to retain use of the Clubhouse and to post Sotheby signs on Common Area until July 31, 2010; seconded by Janie Lisagore. Motion passed unanimously.

New Business: 1. David Drexler presented his Manager's Report. Any Board decisions required to be made after presentation of the Manager's Report are noted in the "New Business" portion of these Minutes.

2. Monthly Board Meetings day and time. Janie Lisagore motioned to convene monthly Board Meetings on the fourth (4<sup>th</sup>) Monday of each month for the months of June 2010 through November 2010, to be held at the Association's Clubhouse beginning at 6:45PM; seconded by Carl Pautlitz. Motion passed unanimously.

3. Discuss plan of action for non-compliant signs in Neighborhood. This agenda item was a legal matter discussed in Executive Session. No decisions were made on this matter that required a vote in open session.

4. Jon Jaruseski motioned to authorize Jim Kalemba to purchase new Board Meeting notice signs at a cost not to exceed \$200.00; seconded by

Carl Pautlitz. Motion passed unanimously.

5. Carl Pautlitz motioned to purchase and install an outdoor grill on the Common Area located near the Clubhouse at a cost not to exceed \$1,000.00; seconded by Jon Jaruskeski. Motion passed unanimously.

6. Carl Pautlitz motioned to terminate United Property Associates' ("UPA") Management Contract ("Contract") for the sole reason that the Contract will renew on September 1, 2010, for a five (5) year term, and to request a new Contract from UPA with the same contract terms for an initial two (2) year term; seconded by Jon Jaruskeski. Motion passed unanimously.

Executive Session: Carl Pautlitz motioned to adjourn to Executive Session for the purpose of conferring with legal counsel; seconded by Janie Lisagore. Motion passed unanimously.

Carl Pautlitz motioned to close Executive Session and return to Open Session; seconded by Janie Lisagore. Motion passed unanimously.

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

Next Board Meeting: The Board scheduled a Special Board Meeting for Thursday, June 3, 2010, beginning at 6:45 PM, to be held for the purpose of reviewing contracts. The Special Board Meeting will be held at the Greensprings West Clubhouse, 3200 Manor Gate Drive, Williamsburg, VA 23188.

The next Regular Meeting of the Greensprings West Owners' Association, Inc.'s Board of Directors is currently scheduled to take place on Monday, June 28, 2010, and will be held at the Greensprings West Clubhouse, 3200 Manor Gate Drive, Williamsburg, Virginia 23188.

Adjournment: Janie Lisagore motioned to adjourn the June 24, 2009, regular meeting of the Board of Directors at 10:00 PM; seconded by Carl Pautlitz. Motion passed unanimously.

Prepared By: \_\_\_\_\_  
Name of Secretary

Date Approved: \_\_\_\_\_