

## Meeting Minutes

### GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

#### Advisory Committee Meeting

Monday 28 July 2008

The meeting was called to order at 6:45 PM. Present were Tony Licata, Carl Pautlitz, Fran Dragone, Tom Gainey and David Drexler.

#### HOMEOWNER FORUM

The following homeowners were present: Retta Morris, Cliff Morris, W. E. Bill Cole Cecil Campbell, Kimery Parker and Patrick Page.

Retta Morris advised the AC that there was no landscaping to speak of at 3213 Windsor Ridge South. She brought a stationery board with pictures of the offending lawn as well as four or five pictures of surrounding lawns whose owners have spent time and money maintaining them in compliance with the associations' rules and regulations. There was a lot of discussion and David Drexler assured Retta and neighbors that a letter had been sent to the owner. It was also stated that this is not the time of the year to be putting in a new lawn. Retta also asked about covering windows/doors to hide unsightly items being stored in the rooms facing the road. We will look into it.

Cecil Campbell, a new resident, said he would like to volunteer to be a member of the Advisory Committee. He has a tree in his yard and would like to take it down and wanted to know if he had to call JCC. As long as the tree is on his property he should be able to have it taken down.

- Architectural Review Committee - Nothing to report
- Social Committee - No one attended. Carl reported 76 children participated in the 4<sup>th</sup> of July parade. There will be more publicity next year and we should have a larger turnout. Those attending had a good time.
- Web Update - There were 266 hits. Tony Licata is sending the minutes to Jon Jaruseksi to be posted on the GSW web site. David Drexler reported that 6 months of minutes needed to be included in the resale package according to CIC law. Carl suggested doing via email.
- Swim Team - Patrick Page reported the Swim Team should finish this Saturday and they have had a good season. They were division champs. Douglas Aquatics has been good with helping out.
- Neighborhood Watch - No attendance. David Drexler reported he sent Janie Lisagar, NW Coordinator, a printed homeowner list.

The minutes from the June 26, 2008 AC meeting were approved.

### **Unfinished Business**

- Club maintenance. AC wanted to know if we can cash CDs. David will ask Lewis Waltrip. Also what about loaning the association money and we would pay back? It's unlikely he would come up with the money.

There was discussion about builders not being charged a late fee. Joe Gaglione, former Association Manager, said way back they were not charged. John Lowenhaup said to go back and bill them and the AC agrees. We also talked about taking money out of CD for replacement reserves.

- Tony Licata said he would install timers on the air conditioners.
- Budget approval worked on and will be sent to Waltrip.
- David said he has not gotten any responses to the violation letters sent. The tree house has to go. The owner can put in an application but it is unlikely any of the neighbors will sign off on it. Other problems were discussed. We are making a good effort and will follow up more aggressively as necessary.
- Tony signed off for \$350.00 for light fixtures and the bid from Colonial Heating and Cooling for semi-annual contract.
- The AC discussed replacing the doors at back of Clubhouse with windows and boards on the bottom. David to get consolidated bid from D.L. Moore Builders.

- David received an email from Sheila Jaruseski about parties after hours at the pool. David will send her an email. Douglas Aquatics addressed the issue and three lifeguards are gone. (Tony was cc'd but never received the email)

- Carl reported the television is up and running but has to be anchored and he volunteered to do it. The Social Committee will pay for the DVD. Carl said he is also owed money for pots and flowers in front of the Clubhouse. He also needs to be reimbursed for the Adirondack chairs and the old and broken rocking chairs need to go.
- Carl said the signs near the air conditioner need to go as they impede the flow of air.
- D.L. Moore didn't do a good job of spraying the pool. There are lots of cobwebs and bugs.

### **Clubhouse Use:**

- Jr. Woman's Club wants a discount on renting the Clubhouse. One of the members is a resident of GSW. AC will waive \$100.00 off fee.
- There was an application for Scrap booking meetings at the Clubhouse. AC agreed use as long as there is no selling involved.
- The Clubhouse can also open for poker night.

There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Fran Dragone for  
Jim Kalembe

