

Meeting Minutes

GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

Advisory Committee Meeting

Monday June 22, 2009

I. CALL TO ORDER

At 6:45 PM, there was not a quorum of committee members present to start the meeting. The start time for the meeting was delayed 30 minutes in order for other committee members to join the meeting. The meeting was called to order at 7:15 PM. Present were David Drexler (property manager), Tony Licata (chairman), Tom Gainey, Jim Kalemba (secretary), and Carl Pautlitz.

II. HOMEOWNER FORUM

The following topics were raised by the homeowners who were present at the meeting and addressed by the Advisory Committee members.

1. It was observed by a homeowner that some of the sprinklers for the common area were on after a rain storm. There is a rain gauge for the system. The problem has already been resolved.
2. At the annual meeting, the addition of a rental covenant to the HOA bylaws was discussed. No action has been taken by the board at this time. If it is decided to add in some form of rental covenant, it would be added during the transition of the HOA from the developer to the homeowners.
3. There has been no action taken this year by the developer with regards to changing the land usage in section 7.
4. The transition of the HOA from the developer to the homeowners is progressing. A team of volunteers is working on the necessary steps that need to be taken by the homeowners.
5. The "No Soliciting" sign is missing from the main entrance. Also, there is no similar sign at the second entrance. David will look into this issue and get signs posted at both entrances. (Action-Dave)
6. The social committee will be moving their supplies to the other side room off the main meeting room.
7. A receipt for reimbursement was turned in by a homeowner who was authorized to purchase a center strap for one of the tennis court nets.

III. REVIEW & APPROVE MINUTES

There were no minutes to review and approve this evening since there was no committee meeting in May. However, the Committee still needs to review and approve the meeting minutes from the April 2009 meeting.

IV. COMMITTEE REPORTS

Architectural Review Committee (Carl Pautlitz)

- Two applications were submitted in the past month. One was for a simple fence and it was approved. The second was for a home business which was denied.

Social Committee

- The summer carnival was a huge success. Approximately 200 children and adults attended the event. It was noted that some people who did not live in Greensprings West were at the event. The board discussed the pros and cons of implementing some form of pass for future events. It was decided to hold off on taking any action and to see what happens at future neighborhood events.
- Next event is the July 4th parade
- There are 2 other events planned.
- On August 4, it is Neighborhood Watch 25th Annual National Night Out. If GSW is going to participate as a neighborhood, he feels the Social Committee should own the event. Carl to discuss with some Social Committee members. (Action-Carl)

Website (Jon Jaruseski)

- No report this month.

Swim Team (Patrick Page)

- No report this month.

Neighborhood Watch (Tina Kopher)

- Tina Cofferis is the new chairperson.
- No report this month.

HOA Transition Team (Tony Licata, Joe Webb, Bev Baker, David Drexler)

- Started reviewing plot plans.
- Noted that a significant amount of landscaping is missing from the clubhouse common area. This will be brought up with the developer in the future.

V. UNFINISHED BUSINESS / ACTION ITEMS

1. Kiddie pool motor burned out. Douglas Pools and Hathaway Electric fixed problem very quickly.
2. The mechanical box that controls chemical feed to the pool is very rusty and will need to be replaced soon. David to solicit for a few quotes. (Action-Dave)
3. Colonial Heating and Cooling finished inspecting the units.
 - a. Does the Committee want to install automatic thermostats for automatic rollback of heating and cooling when the club house is not being used? David to solicit for a few quotes. (Action-Dave)
 - b. One of the thermostats is located in the social committee storage room. This unit needs to be moved into the main hall area. David to solicit for a few quotes. (Action-Dave)
4. Two new homeowners moved in to the neighborhood.
5. The pool rental fee has been increase to \$100 and the hours will be limited from 8 PM to 11 PM. Tony will update the rental contract with the new terms. (Action-Tony)

VI. NEW BUSINESS

1. New Clubhouse Chairs

- a. Rockers have been found that are made of a plastic-based material. Before ordering the chairs, Tony will obtain a sample of the material for inspection. The Committee is also considering ordering a single chair. If it is adequate, 5 additional chairs will be ordered.
- b. A homeowner is researching tables and chairs for the exterior of the clubhouse. This will need to be coordinated with the rockers to ensure a cohesive look.

2. Committee Resignation

- a. Tom Gainey has resigned from the Advisory Committee.
- b. On behalf of all the committee members, we thank Tom very much for the work he has contributed to the Advisory Committee and various neighborhood activities. We also wish him and his family good luck and success in their upcoming adventure.

3. New Committee Member

- a. A homeowner, Cathy Richardson, has submitted an application for a position on the Advisory Committee. Her application has been approved by the Committee. Tony will be contacting Cathy regarding the Committee's decision. (Action-Tony)

4. Clubhouse Entrance

- a. The Committee will continue to pursue the effort required to install a flagpole and lighting at the entrance to the clubhouse. David to solicit for a few quotes. (Action-Dave)
- b. GSP asked if we wanted to join their team. The Committee decided this is not the right time for us to join due to many other upcoming activities.

5. Additional Trash Bins

- a. David will contact the trash hauler to request two additional trash bins for the clubhouse. Currently there are 3 bins but that is not sufficient at times. (Action-Dave)

VII. ADJOURN

The meeting was adjourned at 8:30 PM.