

Meeting Minutes

GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

Advisory Committee Meeting

Monday 23 March 2009

The meeting was called to order at 6:50PM by Chairman Tony Licata. Present were Janie Lisagor, Tom Gainey, Carl Pautlitz, Jon Jaruseski, David Drexler, Tony Licata and Fran Dragone, Acting Secretary.

HOMEOWNER FORUM

The following homeowners were present: Patrick Page, Michael Spaetzel, Tony Marotta, George Cunningham and Howard Haynie.

1. Tony Marotta would like to see follow up on retaining a lawyer for Transition. He emphasized that it was very important to do this sooner than later. He also stated we need to get a lawyer who is familiar with the process. Tony Licata said we are putting together a committee and trying to get a date for a Transition Team meeting. David Drexler said he has been in contact with Sarah Palamara who has experience in the field. Mr. Marotta is familiar with Ms. Palamara's record. Tony Licata said we are poised to fight as hard as we can on the Transition Committee for all aspects in our community, including the pool and the Clubhouse and another playground.

2. Mr. Marotta also asked about a letter empowering the AC to make decisions for the day-to-day operations and why it has not been made public to the community. Tony Licata replied the AC can make the day-to-day operations decisions but the AC is not the same as Board of Directors. There was some discussion as to what empowerment will be and when – when the last house is sold? The Developer has power until the last lot is sold. These are things that have to be determined before Transition takes place.

REVIEW & APPROVE MINUTES

Minutes from the February 23, 2009 meeting were approved.

COMMITTEE REPORTS

Architectural Review Committee

- Three new applications have been submitted in the last two months.

Social Committee

- 19 June 2009 will be the first Friday Fest for the whole family. Our insurance does not include theft and we should look for additional or temporary coverage

since we will have large blow up toys at Family Fest. David will look into temporary coverage for property and liability.

- Annual Yard Sale will take place 9 May 2009.
- Re Clubhouse rental – GSWHO A will withhold deposit if proper cleaning is not done. David cleaned up ants in the kitchen this evening upon arrival. We need to purchase a new vacuum cleaner. Carl Pautlitz will look into it. Maybe we can get an AC member to check in between when two events are being held back to back. David presented a new rental agreement that he is going to finalize with changes.
- David is going to ask for extra trash totes for the summer to accommodate Swim Meets and pool use.
- AC needs accounting in the form of receipts from the Social Committee for 2008.

Web Update

- Down at the moment. Jon is working on it. He will input information about the Annual Yard Sale and post the minutes once they are approved.

Swim Team

- Patrick Page reported the Swim Team should be organized in the next few weeks. He is looking forward to 50-70 participants among the three neighborhoods. There will be four divisions. Meets to begin 18 June 2009 and last meet to be 25 July 2009. As soon as Patrick gets dates for meets to be held at GSW, he will give them to us.
- Patrick asked AC sent him a letter that we have met compliance for Anti-entrapment Compliance grates mandated by the Graeme Baker Pool and Spa Safety Act Compliance.
- Patrick had no other issues and is looking forward to swim season. 18 June 2009 is the last day of school and the first meet. Practices will be in the mornings as in years past.

Neighborhood Watch

- No one representing NW was present.

UNFINISHED BUSINESS

- The well was put in last week with the Electrician doing the wiring next Tuesday. The pump will go in this week.
- Pool – Douglas Aquatics has supplied a bid for the pool pump in the amount of \$10,127.00. Jimmy Huff from Southeastern put in a bid for same at \$7,500.00 and could install in three days.
- A motion was made, seconded and carried to award Southeastern the pool pump installation contract.
- Water for the pool will be diverted from the new well.
- AC discussed compliance to the Virginia Graeme Baker Pool and Spa Safety Act. We must be in compliance with upgrading main drain covers for pool opening day.

- A motion was made, seconded and carried to do the minimum compliance protection for the pool and implement phase in for cut-off switch in next years budget.
- Pool contract from Douglas Aquatics - Amount has gone up but they do have to pay to get lifeguards and they did a good job last year. David to check with Douglas Aquatics to see if they will agree to take out line in reference to “provide refrigeration unit in pool office for Lifeguard food and storage” which they did not have last year. (we could supply if necessary, Carl willing to donate one) Also need to provide more trash totes.
- A motion was made, seconded and carried to accept Douglas Aquatics contract with modifications as noted (refrigeration).
- Need new pool passes. Age 13 and above to get passes. David to look into smaller pass similar to super market type with hole to attach to key chain. We will do a Pool Pass Day where residents pick up the week before pool opening. Residents can also pick up passes on opening day.
- Pool Safety Cover Anchors – Douglas Aquatics sent bid to repair and/or replace 22 pool cover anchors for a cost of \$398.90.
- Motion was made, seconded and carried to defer repairing/replacing anchors until the fall.
- David is meeting with David Moore this week for termite problem.

FINANCIAL

- A motion was made, seconded and approved to pay for repairs for pool pump to come from Reserves.
- Carl said there was new construction closing on Haymarket. It was a Jeremy Findley home that will be closing at the end of the month. The builder has been paying monthly homeowners dues.
- David Drexler received a letter from Lawn Expressions in response to his sending them a letter terminating their contract with GSW. Bruce Stover said he wasn't getting work. There was some discussion as to withholding a portion of their payment if all work was not done. It was decided that we will cross that bridge when we come to it.

NEW BUSINESS

- We need new patio furniture. What furniture still remains has splinters and is old. Carl Pautlitz has checked a few places and brought in some quotes. AC agreed we need something that cannot “walk off”. There was some discussion re prices, style etc. It will run between \$3,000.00 and \$6,000.00. The money will come from Reserve funds as this purchase will be a replacement.
- David said he and Todd Wilson are picking up the shed for the Pool to store pool cover.
- David asked if we should get a security company to patrol during the summer months. They would drive through the whole neighborhood. David will look into this.
- Motion sensors would also be a good investment.

- A Lost & Found deck box was suggested for items left at the pool. David will check on this.
- Restrooms are very hot during the season. Can we get a fan? David will check into getting attic fan. We need something to move the air. Douglas Aquatics will take care of the floor mats in restrooms.
- David is going to inventory umbrellas and tables before pool opening.
- Tony Licata inquired about cement and a wooden deck off the Pool heading towards the Pool. Carl Pautlitz and Chris Basic will get together and figure landscaping and fencing near the Pool.
- There should be a separate line for capital improvements. David will make the change.

The meeting was adjourned at 8:20PM.

Respectfully submitted,

Fran Dragone