

Meeting Minutes

GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

Advisory Committee Meeting

Monday 27 October 2008

The meeting was called to order at 6:50 PM. Present were Tony Licata, Carl Pautlitz, Fran Dragone and David Drexler and Jim Huff from Southeastern Landscaping.

HOMEOWNER FORUM No homeowners were present.

- Architectural Review Committee – Received four requests

Jimmy Huff from from Southeastern Services presented his proposals. One for Reconstruction of irrigation system - Total for labor and materials \$10,000.00 and the second for the Bulk head behind pool – Total for labor and materials \$6,500.00.

Lawn Expressions also sent a proposal for the Bulk head behind the pool – Materials and labor \$3,546.00. After some discussion it was decided to have David Drexler go back to Lawn Expressions and Southeastern and see if we could get a better price for the use of prefab and interlocking block for the retaining wall. The AC would also like to plant some ground creeping juniper trees in that area.

David reported that the builders are still not paying homeowners fees. David said he sent out a third letter for the lot on Windsor Ridge South and did get a response. The lot has been cut and cleaned up near the street.

David spoke to the Declarant and the Board is amenable to changing the Capital Contribution to four times the assessment. There was discussion by the AC and it determined just how little four times actually amounted to. We asked David to go back to the Declarant and see if they would agree to six times the assessment.

The minutes from the 22 September 2008 were accepted as written.

Re Landscaping – David is going to look for addendum for new entrance. AC is very unhappy with lack of work that has been done. Carl suggested David contact Todd Wilson in our community. He has a landscaping business and would be happy to be considered for contracting.

David will also get more bids for our cooling system at the Clubhouse since it doesn't need to be done until next cooling season.

There was discussion concerning the fountain in front of the Clubhouse. One suggestion was to put in concrete and have flags installed (U.S. VA and JCC). Another suggestion was to plant a tree in the center. No decision was made at this time. Tony also mentioned the landscaping on Longview Landing. He said the trees between the sidewalks need to be trimmed. They are growing over the sidewalks and look shabby.

Fran asked about getting a cleaning company in to do the Clubhouse and Carl said they had one and were let go. He is getting another company and they will also clean the main room in the Clubhouse.

Fran also reported that Janie Lisagor is putting in an application for the AC. She will be a welcome addition to the Committee.

David reported that there are some missing keys and we should start charging a fee of \$100.00.

There being no further business, the meeting was adjourned at 8:20PM.

Respectfully submitted,

Fran Dragone