

GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

A regular meeting of the Board of Directors of Greensprings West Owners' Association, Inc. was held on October 25, 2010. The meeting was held at the Association's Clubhouse, 3200 Manor Gate Dr. Williamsburg, Virginia 23188.

**Present:**

Jim Denyes ■ Jon Jaruseski ■ Jim Kalemba  
■ David Drexler ■ Larry Golub

**Call to Order:** Jim Denyes called the Board meeting to order at 6:45pm.

**Agenda:** The Board Meeting Agenda is attached to these minutes.

**Owners Forum:** Owners Forum was opened at 6:48pm and closed at 7:05pm. Tom Burke made a recommendation that the events held by Williamsburg National Golf Club that are open to the public be posted on our community website. Since the golf course is an integral part of the neighborhood and has a direct impact on our neighborhood we all would benefit by supporting the club. This item was noted and will be discussed under new business. The rotten street signs were again brought up as needing repair or replacement. David will investigate to determine if these are maintained by the county or will require our action. There were no other items brought up that will require a decision, response or written statement by the Board.

**Approval of Minutes:** Larry Golub motioned to approve the minutes for the September 27, 2010 Board Meeting . Jim Kalemba seconded the motion. Motion passed unanimously.

**Treasurer's Report:** David Drexler presented the Treasurer's Report. Jim Kalemba recommended that Larry Golub for future Board meetings review the Treasurer's Report prior to the meeting and make brief summary comments, as appropriate, highlighting any items that may be unusual or may need an explanation. Jon Jaruseski motioned to approve the Treasurer's Report; seconded by Jim Kalemba. Motion passed unanimously.

The 2011 Budget was briefly discussed highlighting the review made by a subcommittee of the Board earlier in the month. Jim Kalemba motioned to approve the 2011 Budget; seconded by Larry Golub. Motion passed unanimously.

**Manager's Report:** David Drexler provided his Manager's Report. The Board elected to read the report and only focus on questions rather than have David go through all the items. It was recommended that the form for paying the HOA fees be posted on the website encouraging people to use auto pay options rather than send in checks each month.

David Drexler will draft the letter forwarding the approved budget to be sent out in November to our community residents.

David indicated that Waste Management has not been responding to requests by our new home owners for trash cans and special pickups after moving into the neighborhood. Despite providing sufficient lead time and frequent follow ups the problems continue. These items are required by the contract. He has had ongoing frustrations with their lack of support. David Drexler requested, and the Board agreed, to allow him to rebid the contract for waste collection.

A new Clubhouse rental form will include an inventory of key items such as tables and chairs to ensure control of our furnishings. The Board also agreed to raise the security deposit for renting the Clubhouse to \$400.00. This was deemed necessary to ensure the Clubhouse can be professionally cleaned if the owners do not leave the space in the condition it was received. It was also decided not to allow ice sculptures in the Clubhouse.

A request was made to have David Drexler notify the Board members when the Clubhouse is rented and by whom. This will allow the Board to provide a level of oversight and ensure the Clubhouse is properly maintained.

David Drexler will ensure that the water to the pool house is turned off to minimize the risk of frozen pipes this winter.

**Committee Reports;** Committee Reports were presented to the Board by individuals familiar with each Committee's activities. There were no ARC actions this month. The Social Committee is planning a Santa party for the kids on December 5, 2011 at the Clubhouse. They will provide input to Pamela Denyes for the website and for the monthly e-blast. The Swim Team has no report as the season is complete for this year. Pamela Denyes provided a written report on the Neighborhood Watch and Neighborhood Connections. She noted that her attempt to convene a meeting of the Neighborhood Watch captains was unsuccessful and recommended that a letter be sent out to the neighborhood explaining the program and soliciting volunteers for the program. The Board agreed and Pamela will draft the letter to be reviewed by the Board and it will be sent out by David Drexler prior to the next Board meeting. The communications have been going out regularly and she would like input for upcoming meetings and events well in advance to provide plenty of time to advertise to our neighbors. David Drexler will follow up to see if ownership of [www.greenspringswest.com](http://www.greenspringswest.com) can be transferred to our association.

**Unfinished Business:** The draft letter prepared by Sarah Palamara concerning the Rental Resolution was distributed to Board members. Board members were requested to review prior to the next meeting. Jim Kalemba will provide revisions as necessary. This item will be addressed at the next meeting.

**New Business:** David Drexler will call to see if we can get the speed radar trailer brought into our neighborhood for a few days. We have observed an increase in speeders both at the new construction area in Section 6 and in the well developed sections where our

children are playing. It is hoped that this will send a message to our neighbors to maintain safe speeds while traveling in our neighborhood.

A motion to have a contract with Douglas Aquatics to provide winter pool maintenance services was made by Jon Jaruseski; seconded by Jim Kalemba. Motion was approved unanimously.

**Next Board Meeting:** The next regular meeting of the Greensprings West Owners' Association, Inc. Board of Directors is currently scheduled to take place on November 22, 2010 and will be held at the Greensprings West Clubhouse, 3200 Manor Gate Drive, Williamsburg, Virginia 23188. There will be no regular Board Meeting during the month of December.

**Adjournment:** Jim Kalemba motioned to adjourn the meeting at 8:25pm; seconded by Larry Golub. Motion passed unanimously.

Prepared By: Jim Denyes for Janie Lisagor (Secretary) who was not present

Date Approved: November 22, 2010