

Meeting Minutes

GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

Advisory Committee Meeting

Monday 22 September 2008

The meeting was called to order at 6:45 PM. Present were Tony Licata, Carl Pautlitz, Fran Dragone and David Drexler and Jim Huff from Southeastern Landscaping.

HOMEOWNER FORUM

The following homeowners were present: Denise Kalemba and Linda Hubbard

Linda Hubbard had a question about the pond in the new section and said it needs to be cleaned up and aerated. The golf course owns the pond - their budget. They have to comply with the county and they did shock the pond with chemicals. David Drexler said he would talk to John Lowenhaup and Bob Oliver to find out what to do about it. David suggested planting some trees – maybe some county and some from the golf course. The irrigation system is not the best and we have to bring it up to speed.

The minutes from the 25 August 2008 were approved as written.

- Architectural Review Committee - Campbell OK, Rivera basketball hoop OK and Woolever request for shed also OK.
- Social Committee – Meeting tonight. Having an adult Halloween party. David gave Carl a Home Owners list for the Social Committee. They are looking for more volunteers. Carl gave David an update on some addresses.
- Web Update – no update at this time.
- Neighborhood Watch – No one present.

GSW Garden Club President Denise Kalemba spoke on planting daylilies at our second entrance. She also presented a letter explaining the results of not wanting to undertake the daylily planting at this time. Denise told the AC that the garden club would not consider doing anything until the front entrance was brought up to par. That would probably be next year. Tony Licata asked the GSWGC for advice as to what to plant. We want to give more directions to our landscaper and expand the scope. Denise said the landscaper could try evergreens. The second entrance will need lots of water and that will allow the plants to survive and thrive. Denise said the present landscaping doesn't reflect the identity of our community. The slope near the swimming pool was brought up and we talked about the budget going up 10% year after year. Our contract with present landscaper, Lawn Expressions, expires 12/2009. There was more discussion on landscaping and irrigation or lack thereof. Bringing in a water truck was one suggestion. Tony asked if any individuals from the GSWGC have advice or suggestions for the landscaper, to please contact him.

Jimmy Huff from Southeastern Landscaping, who does our irrigation was present and said there are many scenarios as to why the system is not working properly. There is a one inch meter at the pool and everything feeds off that. We could get a commercial water meter. When the system does water, the ground gets just so much water so that when the sun comes up, the grass burns. He said that 20 minutes per zone is not enough. We have 43 zones. He suggested we get a deep Artesian well – 200 to 300 gallons/min, 4” casing, 1 ½”, 400 feet which would run about \$6,500.00. We would also need a variable speed pump and that would cost \$2,500.00 additional. Jimmy also said there is no rust with an Artesian. Our swimming pool can also be filled from the well and could cut down tremendously on our water bills. Electricity would run from \$45.00 to \$65.00/month for running the pump. Need to go to our Board of Directors and propose pulling permits and see if we can get a proposal. Tony Licata would like to get an estimate from Jimmy Huff to upgrade our system. We can retain some of the heads unless they are broken. We hope to have the proposal for the well and irrigation system by end of week.

David has conducted Property Inspections and it was decided to put a sign on the basketball goal since he has not gotten a response for the infraction. -The tree house is still standing. Maybe the owner can do a one level so neighbors do not have to look at it. - David has given two references for landscaping work to Mrs. Lee, owner, 3213 Windsor Ridge South. - We still have lots of dead trees and David will talk to Bob Oliver and see what can be done.

There are builders who are not paying monthly owners fees. This is in the amount of \$20,000.00. David is going to send a certified, return receipt letter to the individuals who are in arrears \$1,565.00. He also said we should probably be at 260 lots by 2009. Regarding Capital Improvements, we want to asses four times monthly dues on title transfers. David will ask our Board. He is going to run a new financial using 260.

David was asked to call D. L. Moore Builders and find out when the work will be done on the doors and windows in the Clubhouse.

David had two correspondences – 1 from the Women’s Club. They left the Clubhouse a mess. David brought a letter of apology from the club. 2 - the Girl Scouts want to use the Clubhouse every other Sunday from 2 – 4:30PM. We will give them a trail basis for 3 months and every 6 months thereafter.

Re Reserve Study – Tony has some questions and will talk to the husband at Design Management Team.

There being no further business, the meeting was adjourned at 8:35PM.

Respectfully submitted,

Fran Dragone for Jim Kalemba