

GREENSPRINGS WEST OWNERS ASSOCIATION, INC.

A regular meeting of the Board of Directors of Greensprings West Owners' Association, Inc. was held on September 27, 2010. The meeting was held at the Association's Clubhouse, 3200 Manor Gate Dr. Williamsburg, Virginia 23188.

Present:

Jim Denyes
Jim Kalemba
Janie Lisagor
Larry Golub
David Drexler

Call to order: Jim Denyes called the Board meeting to order at 6:47PM.

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

Owners Forum: Owners Forum was opened at 8:04PM and closed at 8:50PM. No questions were presented during Owners forum that will require a decision, response or written statement by the Board.

Approval of Minutes Jim Kalemba motioned to approve the minutes on June 28,2010, Board Meeting minutes; Seconded by, Larry Golub. Motion passed unanimously.

Treasurers Report: David Drexler presented the Treasurer's Report. Jim Kalemba motioned to approve the Treasurer's Report; seconded by Jim Denyes.

Manager's Report: David Drexler presented his Manager's Report. Any Board decisions required to be made after presentation of the Manager's Report are noted in either the "New Business" or "Unfinished Business" portion of these Minutes.

Committee Reports: Reports were presented to the Board by various individuals familiar with each Committee's activities. Any Board decisions required to be made as a result of the Committee Reports are noted below under "New Business."

Unfinished Business:

1. Motion made by Jim Kalemba to accept the new Architectural Application. For Architectural Change; seconded by a Larry Golub. Motion passed unanimously.
2. Motion made by Larry Golub that all purchases that exceed \$500.00 must be reviewed by the Board of Directors prior to purchase or service. A cap determined by the Board of Directors will then be placed for that particular purchase or service; seconded by Jim Kalemba. Motion passed unanimously.

New Business: No information or discussion was presented during this time that required a vote or written statement from the Board of Directors.

Executive Session: Jim Kalemba motioned to adjourn to Executive session at 8:50PM for the purpose of reviewing delinquent accounts, reviewing covenant violations and to consult with legal counsel (if present); seconded by Larry Golub. Motion passed unanimously.

No Decisions, information discussed made in Executive Session that required a vote or written statement from the Board of Directors.

Next Board Meeting: The next regular meeting of the Greensprings West Owners' Association, Inc.'s Board of Directors is currently scheduled to take place on Monday October 25, 2010 and will be held at the GreenSprings West Clubhouse, 3200 Manor Gate Drive, Williamsburg, Virginia 23188.

Adjournment: Jim Kalemba motioned to adjourn the executive meeting at 9:02PM; seconded by Larry Golub. Motion passed unanimously.

Prepared by: Janie Lisagor

Date approved: September 27, 2010.