

Westminster Wood

Minutes Westminster Wood Board of Directors Meeting Monday, April 5, 2021

DATE OF MEETING: Monday, April 5, 2021

TIME OF MEETING: 6:33 P.M.

PLACE OF MEETING: Conference Call

Board Members in Attendance: Monique Colwell, Jonathan Grieco, Dionne West, Glenn Heydolph, Bruce VanKirk and Steve Stevens

Class A Members: Mr. Davidson, Mr. Bridges

AGENDA:

1. Approval of minutes of the previous meetings:
 - a. Monday, February 8, 2021, Motion to Approve Bruce V., 2nd by Steve S. unanimous board approval.
2. Discussion by Class A members: No discussion
3. Secretary's Report – Monique C.
 - a. 2nd notice was sent out to all homeowners regarding the Annual Dues, and letters were sent to those that request regular mail.
 - b. Several homeowners noted that the minutes where not on the website. I went and looked and they were correct, I've updated the entire site with minutes, meeting dates and updated phone numbers.
 - c. We have new neighbors at 1441 Wyngate Drive, Lot#14. Jennifer and Brendan Peattie, a Community Directory has been delivered to them.
4. Treasurers Report – Jonathan G.
 - a. Received a bill from attorney regarding the ARB issue on Lot#34, Mr. Lewitt for a total of \$1,901.55, there was an additional call, yet to be billed. The hourly rate for the attorney ranges from \$225 to \$375. Motion to approve payment, Jonathan G. 2nd by Steve S. unanimous board approval.
 - b. No other unusable expenses.
 - c. We have received 37 checks, which is the usual amount for this time of the year.
 - d. Mr. Bridges questioned the increase of dues from 2020 \$439.00 to 2021 \$479.00, Jonathan explained that the Incremental increase was

voted by the board instead of a onetime assessment for the replacement of the timbers in the neighborhood. Reid B. was also concerned about the large amount of money in the account should something happen to the board. There was no concerned voiced by board members.

5. ARB Report – Steve S.

a. Regarding the on-going Mr. Lewitt issue. Steve believes Mr. Lewitt will follow thru with his plans and will have something that is acceptable to the neighborhood. Steve noted that when he recently spoke with Mr. Lewitt, his windows were on back-order.

b. Mr. Bridges Lot# 72 and 71. The ARB is requesting that Mr. Bridges put in writing what his plans are for Lot#71 so that the board has an opportunity review and make a decision. Mr. Bridges would like to remove all dead and diseased trees, add a driveway off his current circle drive, add a garage, wine room and fire pit. He wants to bring both lots together as one. He also was concerned that the HOA had allowed Lot#71 to overgrow creating a wall of trees. It was explained to him, that the property had an owner and that the HOA had no control over the management of the property.

Steve S. then interjected that the lots are single lots and are not meant to just add additional space to build anything on, it would need to be a dwelling. There was a lively discussion on the meaning of what the Covenant & Restriction say and how Mr. Bridges is interpreting them. He is ready to hire an attorney and suggested that the board raise the current budget for legal expenses, because we were going to need it.

Mr. Bridges noted the property has a dip, Steve S. said that there are other homes on the west side of Covered Bridge with the same issue and homes have been built.

It was determined that it was pointless to continue the discussion.

Dionne W. asked that Mr. Bridges submit the plans for the site so that the board could actually see the plan and make a determination. Mr. Bridges said that he would think about it.

- c. Steve S. wants to discuss the possibility of outsourcing some or all of the responsibilities of the Board to a management company. There appears to be a number of members who are interested in investigating such an idea. Further discussion will be had.
- 6. Landscape/Maintenance Report – Glenn H.
 - a. There are two invoices for \$1452.00 landscape, Green Orchid offering a Spring rotation \$350.00 new begonia a vote will be done over email. Dionne W. has several referrals to get bids on new landscaping.
- 7. Old Business – None
- 8. New Business: A request was received regarding a Spring garage sale, it was agreed by all that we go ahead and have it Saturday, May 1st 8:00 – Noon. Dionne W. will place an ad in the local Penny Saver and signs will be put out at the front entrance on Orange Camp Rd.
- 9. Open Discussion - None
- 10. Next Meeting June 7, 2021, at 6:30
- 11. Adjournment 7:30

We will be discussing in the coming weeks the possibility of meeting in person for our June 7, 2021, Board meeting. The determination will be emailed and placed in the mailbox area for the community.

April 6, 2021

Monique Colwell, Secretary