

**WESTERLIES COUNCIL OF CO-OWNERS**  
**Minutes of Board Meeting**  
**February 21, 2012**

**Call to Order**

President Chuck Walley called the regular meeting of the Board of Governors to order in the Safeway Grocery Store at 7:05 p.m.

Board members present:

Chuck Walley, President  
Chris Rossillo, Vice-President  
John Sterling, Treasurer  
Patrick Crawford, Secretary  
Nancy Ploss, Member at Large

Service providers present:

Camellia Fries, Portfolio Manager from GHA Community Management

**Approval of Agenda**

A motion was made by Mr. Sterling to approve the meeting agenda as presented. The motion was seconded and passed unanimously by the Board.

**Owners and Residents Forum**

Mr. Walley opened the meeting for questions or comments from owners and residents.

**Owner: Tanvar Naqui in unit 1660** again reported no repair of loose cinderblock in attic. Causing water leakage into attic---this is an old issue (ongoing apx one year). The owner has been promised action at least 3-4 times by GHA Mgmt; GHA Services has billed Westerlies for repair already

**Response: Camellia Fries of GHA Mgmt promised to facilitate repair asap.**

**Owner: Tanvar Naqui in unit 1660** commented on need for repair to retaining wall near her unit

**Response: Camellia Fries of GHA Mgmt will evaluate problem during next walk-through**

**Owner: Several Courtyard 5 owners mentioned lack of litter pick-up**

**Response: Chuck Walley to follow up with Todd**

**Review/Approval of Previous Meeting Minutes:**

A motion was made by Mr. Rossillo to approve the Board minutes of the January 31, 2012 Board meeting as presented. The motion was seconded and passed unanimously by the Board.

A motion was made by Mr. Sterling to approve the minutes of the January 31, 2012 owner meeting as presented. The motion was second and passed unanimously by the board. These minutes will also be presented for approval at the next owners meeting.

The minutes of the Dec 13, 2011 Board meeting will be reviewed for approval at the next meeting.

## Reports

**Management Report:** Ms. Fries reviewed the current status of several projects and activities:

- **Water Infiltration** Established 1686, 1705, and 1722 as the three remaining units that are having water infiltration issues addressed. Reported (22) units as having been completed.
  - Issue of lower unit dehumidifiers as owner responsibility is tabled
- **AA bulk trash service** confirmed as in place @ \$100/month
- **Pool Contract** status inquiry (old business)
- **Status of playground slide repair**—approved and scheduled

Chris Rossillo thanked Ms. Fries for the water infiltration project information. He asked for a listing showing for each unit completed or in process: unit number; service provided, date work completed; contractor/vendor; cost and date paid.

**Treasurer's Report:** Mr. Sterling briefly reviewed the January 2012 operating results.

## Old Business

**Parking Policy:** Ms. Fries reported the enforcement of the parking sticker policy is schedule to commence on March 1, 2012 by Dominion Towing. After a discussion of several remaining implementation issues, a motion was made by Chris Rossillo to extend the enforcement date to October 1, 2012. The motion was seconded and passed unanimously. Mr. Walley stated the parking enforcement policy will be addressed at the July 17, 2012 Board meeting.

**Water Infiltration Project Status:** The Board discussed the status of the remaining work to complete the water infiltration project during the Management Report provided by Ms Fries.

- **Unit 1662** Issue of continuing problem with drain plug for unit discussed--question of permanent fix (blow-out valve?) raised to eliminate need for repeated repair. Owner reports 4-5 times total over last several years reported by owner.

## New Business

**Pool contract:** The board reviewed the bids obtained for the Association's pool management contract and the pool repairs contract. After a discussion, a motion was made by Chuck Walley to approve the bids from Sunset Pool Service. The motion was seconded and passed by a 4 to 1 vote.

### **Newsletter/Website Communications:**

**Formation of Committees:** Mr. Wally led a discussion the formation of several committees to support the work of the Board in the areas of finance, communications, grounds and building maintenance. After a discussion, the Board agreed to develop proposals of the structure and duties of the committees for further discussion at a future meeting.

**Courtyard Captains:** Sheila was asked about getting board a list of courtyard captains—will be emailing by next month's meeting

### **Adjournment**

A motion was made by Chuck Walley to adjourn the meeting. The motion was second and passed unanimously. The meeting was adjourned at 8:30 p.m. The board members then held a closed Executive Session.