

Villages at Westminster Homeowners Association

Board Meeting January 24, 2024

The meeting was called to order at 7:01 P.M. by President Kelly. Board members present were Kelly Coronel, Raymond Gdovic, Chuck Speigner, James McMillan, and Gary Griffith. Also present was Kimberly Mills of Town Management and several VaW residents.

Officers Reports:

President: Kelly Coronel announced the new Board Members James McMillan (At Large) and Gary Griffith (Secretary). The committee chairs for 2024 were also announced:

ARC: Chuck Speigner

Clubhouse: Christine Gdovic

Communications: James McMillan

Grounds: Gary Griffith

Pool: Kelly Coronel

RV Lot: James Hazelwood/Ray Gdovic

Social: Lauren Glascock

Treasurer: Ray Gdovic gave the Financial Report as of November 30, 2023.

Secretary: There were no changes to the minutes of the November 15, 2023 meeting. Ray Gdovic motioned to approve the minutes and Chuck Speigner seconded the motion. The Board voted to approve the minutes.

Committee Reports:

ARC: Chuck Speigner Committee members are the same as last year; there is one volunteer assigned for each village.

RV Lot: Ray Gdovic reported that there are no issues for the RV Lot currently.

Communications: Jim McMillan gave the Communications report. The committee is involved in updating many documents and facilities, including the new WiFi service.

Pool: Kelly Coronel stated that the new pumps have been installed and that the new pool company contract begins April 1.

Clubhouse: Kelly Coronel gave the report for the Clubhouse committee. Two members have retired; the committee is reorganizing. An improved form for rental application and other documents are being prepared. Additional quotes for the Clubhouse flooring are being considered.

Social: Lauren Glascock reported on communication and funding arrangements for the proposed playground. Social events are being planned.

Grounds: Gary Griffith gave the Grounds committee report. Project priorities are being decided, beginning with relandscaping the Clubhouse beds, followed by cleanup and erosion Projects in the neighborhood. James River contract services will be monitored.

Property Manager: Kimberly gave the Town Management report.

Homeowners Comment Period: Inquiry about leaf removal issues were made. James River will be apprised of areas that require attention.

Old Business

- Facilities Management: Kelly Coronel reported that remediation of sinkholes in the neighborhood is being planned.

- Pool Area Erosion: Kelly Coronel reported that the erosion project is nearing completion and that weather permitting, should be done within 2 or 3 weeks.

- VaW Committees: Volunteers are still needed for committees, even for shorter time periods or specific projects. It was decided to use the notification board at the entrance to announce committee meetings a few days before the meeting to increase awareness.
- Playground: Lauren Glasscock requested information on procedures for handling donations for the Playground Project. Checks should be made out to VaW and Ray Gdovic will create a separate line item for the funds. Publicity and fundraising ideas were discussed.
- Clubhouse Carpet: Kelly Coronel stated that there are currently two bids for the new flooring. After these are finalized, a third bid may be sought if reduced expense can be realized.
- Pool: Kelly Coronel reported that the replacement pumps for the main pool and wading pool were installed in December of last year.
- BMP study: Kelly Coronel stated that the inspection report completed in December showed that our ponds are in good condition, but that more cutting of surrounding vegetation will be needed.
- Lighting: Kelly Coronel expressed the need for better lighting at the main entrance sign, village signs, and the clubhouse.

New Business

- The email vote (December 20, 2023) terminating our contract with Gordon Rees Scully Mansukhani Law Firm and the email Vote (December 20, 2023) hiring Chadwick Moriarty Elmore & Bunn P.C. on retainer were ratified. No time charges will be incurred for legal services going forward.
- Governing Documents: Kelly recommended that Pat Duggan become a non-voting member of the Board to review and update the HOA Governing Documents where needed with the help of a committee. Ray Gdovic motioned approval and Gary Griffith seconded. The motion passed. The goal is to have the documents completely revised by our Annual Meeting in December 2024.

● Clubhouse: Christine Gdovic of the Clubhouse Committee submitted several questions and comments about rental and cleanup policies. It was recommended that the actual cleanup costs be determined and an appropriate increase in the rental deposit fee be considered.

● Pool: Since a separate deposit is required for pool rental, it was also recommended that the pool rental fee be reviewed. It was noted that the trash cans at the Clubhouse are to be used for bagged trash from the clubhouse, pool and dog pot bags, not for personal trash from homeowners.

● Dog Pots: Kelly Coronel recommended that three homeowner families be asked to maintain the dog pots who will be a part of the Clubhouse Committee. Ray Gdovic motioned for approval and Jim McMillan seconded. The motion passed.

Announcements

● Next Meeting is Thursday, March 28, 2024 Note: This is a change.

● Easter Egg Hunt, Saturday March 30th, 2024

● VaW Yard Sale, Saturday, April 6th, 2024 8am until 1pm

● VaW Dumpster, Saturday, April 13th, 2024 8:00am until filled

● Grounds Committee will have a Clean Up Day (Date TBD)

Adjournment The meeting was adjourned at 7:56 P.M.

Recess

Executive Board Meeting

The Executive Board meeting was called to order at 8:02 P.M. Past due HOA fees, the Reserve Study Budget, electric bill payment for the Clubhouse, and VDOT issues were discussed.

The Meeting was adjourned at 8:28 P.M.

