

WETA Board Meeting
October 16, 2008

Present

Judy Uhrmacher	President
Carlton Conley	Vice President
Debbie Hart	Treasurer
Jeff Brewer	Secretary
Chris Waller	Board Member
Celso Berrios	Board Member
Pete Uhrmacher	Board Member

Absent

Murielle Garr	Board Member
---------------	--------------

The meeting was called to order at 7:40 p.m. No minutes were approved as there was no quorum for September 2008 meeting.

Old Business:

The secretary was asked to post all minutes of the board meetings. The minutes from the September 19, 2008 meeting are being sent to the secretary even though there was not a quorum and therefore not official.

The Prince William County Service Authority's project to connect existing water lines and install new ones within WETA was dismissed by PWCSA due to WETA's narrow streets. They are going to investigate another avenue to access the lake and the lines.

The three trash cans were installed by Grassmasters near the benches and the trash from these cans will be picked-up by Grassmasters.

The continuation of the security patrols was discussed and approved on a limited basis. We have two patrols working double shifts on Halloween. The subject will be brought up periodically to discuss the need for future patrols and funding. Currently each officer earns \$140 for a four-hour shift.

The issue with the resident and her fence at 15341 Inlet Place was discussed and the board was informed that the attorney has placed a "non-suit" on this matter. We discussed and approved the requirement for the fence to be properly aligned when repaired or the house sold, and our attorney is working on drafting a legal document for the resident to use our land until then. In the meantime no action will be taken since the fence was approved by WETA and MPOA. It was decided, however, that if the fence should require repair or the home is sold, the owner will be required to move the fence to the property line.

It was noted that the request for shutters had been approved as long as they were white, and the yard adornments were limited, approved by MPOA and will appear in the next issue of the *Montclairion* as such: "Decorative objects are limited to a total of two (2) in the front of any property – 1 hanging object and 1 sign (i.e. welcome sign or family name). Hanging objects are limited to wind chimes and flags (American flag or other national flags). Up to 3 planters (non-hanging) with appropriate living plants are also permitted. Prohibited objects include, but are not limited to, statues, swans, flamingos, ducks, windmills, deer, birdbaths, storage benches made of plastic, wood, metal, stone or other material and lights other than the front door light and walkway landscape lights. Decorative objects are prohibited in side yards."

Past due association fees still equal \$8,000 (including partial payments) but there has been many phone calls from homeowners requesting payment plans which the CPA is working through for us. Positive results have been seen from tagging cars.

New Business:

A homeowner on Waters Edge Court complained about a tree leaning in the common area but upon inspection it was determined to be fine. We believe the owner just wanted to have the tree replaced with a pear tree. There are several trees that are dead, however, and Pete will work with our tree company to make arrangements to have them removed.

The question of moving the Board of Directors monthly meeting from Thursday evenings to Wednesday was discussed and rejected due to lack of meeting space on Wednesday and directors' schedules working out for Thursdays.

Judy and Pete notified the rest of the board about the abundance of boats being auctioned by MPOA and provided forms for those wishing to bid. Boats are located at West Beach.

It was discussed and determined that no December meeting would be held due to holiday conflicts.

Leaf collection in the common areas and streets are being investigated by Pete and a private contractor.

The snow removal contract was approved using MPOA contract as primary and Grass Master as back-up.

The lawn maintenance contract will be discussed at the November meeting. We currently have up to 24 cuttings per season.

The road striping and repairs (as needed) are being delayed till spring and it was suggested that we do one-half of the street at a time, allowing cars to park on the streets during the day (assuming most cars will be gone with people working).

The added security appears to have resulted in good efforts by the deputies. They have issued speeding tickets and monitored our vacant houses for vandalism. It was decided to move funds for roads at this time to pay for the added security and the increase in attorney fees for delinquent fees.

Signs explaining yellow painted curbs are "no parking" areas were installed so now cars can be towed without warning.

The meeting adjourned at approximately 9:00 p.m.