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WOODWINDS COUNCIL OF CO-OWNERS BOARD MEETING  
MINUTES

**Date:** Wednesday, May 28, 2014

**Location:** 2102 Green Watch Way, Unit 300, Reston, VA 20191

Attendees – Board members, Management

<input type="checkbox"/>	Name	Position
X	Eric Orr	President
	Patrick Shagena	Vice President
X	Teri Jaeger	Treasurer
X	Gavin Wright	Secretary
X	Diane Morris	At Large
X	Joe Barrows	Property Manager, Horizon Community Services
X	D'Orsay Ripple	11612 Windbluff Court
X	Linda Liner	11606 Windbluff Court
X	Mary Walker	2116 Green Watch Way, #100
X	Martin Byl	2118 Green Watch Way, #101

**E-mail approved board votes prior to the month meeting**

None.

Meeting called to order by Eric at 7:01 p.m.

**Approval of Minutes**

Defer acceptance for April 2014 minutes. Teri moves to approve February, March, May 2013. Patrick second, all approved, however, Diane can only approve May 2013.

### **Community Concerns**

#### Mary Walker

- Landscaping concern – There are a few dead plants outside or unit. Resolution: Covered under warranty.
- Behind her unit there is a large pile of mulch. Resolution: Board will take a look and talk to Kate or talk to Blade Runners.
- There is a traffic Light hanging from one of the units. Resolution: Joe to send a letter to the unit owner at 2116 GWW #200.

#### Linda Liner

- Water damage in her condo which was repaired. She has replaced doors, windows and the floors. The problem is when it rains, lots of mud behind her living room patio. She's concerned about long term damage to her unit. Resolution: Bring the erosion issue to our landscape architect's attention to see what could be done.
- Hill behind her unit is overgrown with weeds. Resolution: Board would be okay with the resident "thinning" out the overgrown hill.

#### D'Orsay Ripple

- When is landscaping going to be started near her house. Resolution: Kate hasn't sent us the proposals to the board yet.
- Wants to keep mature plants there. Resolution: Kate has worked with RA for an approved plan.
- She has taken care of a holly bush and another tree. She's willing to pay extra for a bigger holy bush. Resolution: Board will pass the information to the Kate.
- Can the board salvage any of those plants to be taken out. Resolution: That's the plan and that's what was done on GWW.
- Drain pipe is extended to far under the concrete. Resolution: Board will add that to the list of issues to discuss with Kate.
- Painting of balconies at Windbluff. Resolution: That money is in the reserve study to be performed in 2014.
- She's willing to assist the board in anyway she can. Resolution: Board will look into ways to use her in the very near future.

#### Martin Byl

- Wants to put concrete pavers over the current patio and also expand the patio with the pavers. Also looking to cover/screen the pipes and heat/ac vents.

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- Pavers – Resolution: Board states that the unit owner maintain the paver proposal as long as it allows water to run away from the unit. And he uses 1 foot square grey concrete pavers. Eric motions, all in favor.
  - Rusty gas pipe – Resolution: Board will look into painting or repairing the rusty pipe.
  - There's a leak from a balcony upstairs to the exterior of the unit.  
Resolution: Horizon will contact EVAir to come out to evaluate the side wall of the HVAC closet to assess there is continuing water leaks.

#### Gavin Wright

- Would like to put up signs asking for community members to pick-up after their dog in a location near the front door of his unit. This location has been littered by dog feces for the past 2 weeks. Resolution: Board will approve for a period of 2 weeks, and only after Gavin submits language to be posted on the signs.

#### **Report of Officers**

##### President's Report

No report.

##### Treasure's Report

After seeing draft audit she feels very comfortable for the 2014 budget. She's very confident about the budget for the upcoming year.

##### Manager's Report

No report.

#### **Old Business**

- Speed Bump - Teri motions to approve the \$3,500 proposal to rebuild the speed bump, fill pot holes and water valve repair. Diane second. All approved.
- Community Concerns - Eric has worked with Ruth to submit an application to RA for the change to exterior windows.
- 2114 GWW #201. Horizon will follow-up with an unresponsive EVAir.
- 11600 Windbluff. Horizon will contact Cutting Edge to paint the exterior radon pipe.
- 2 street lights at GWW. Dominion has fixed one of those, Horizon will contact to get Dominion to fix the next one.

#### **New Business**

- Teri motions to move \$50,000 from member's equity to reserves. Eric second, all approved.
- FHA Status approval. Condo Approval USA can maintain the FHA status on a biannual basis. Diane motions to approve usage of FHA for \$1,250. Eric second. All approved.
- Teri motion to have MW&R to clean the carpets at contract price of \$1,156 and stairwell windows for \$935. Eric second. All approved.
- 2112 GWW #201. Venting issue. Board approves unit owner to connect to another vent. Reimbursement is pending a detailed, itemized receipt.
- 11606 Windbluff. Horizon will contact Dominion to investigate the ground lighting not "working". Eric will get the meter number and send it to Joe.

### **Executive Session**

Session started 8:56 p.m.

11614 Ivystone #200. Signed a lean due to delinquent condo association fees.

Session ended 9 p.m.

### **Adjournment**

Concluded at 9:01 p.m.

### **Date of Next Meeting**

The next Woodwinds Board Meeting will be held Wednesday, June 25 at 7 p.m. at 11604 Ivystone Court.