
WOODWINDS COUNCIL OF CO-OWNERS BOARD MEETING
MINUTES

Date: Thursday, August 22, 2013

Location: 2102 Green Watch Way #300, Reston, Va. 20191

Attendees – Board members, Management

<input type="checkbox"/>	Name	Position
x	Eric Orr	President
x	Patrick Shagena	Vice President
x	Teri Jaeger	Treasurer
x	Gavin Wright	Secretary
x	Diane Morris	At Large
x	Diana Fritts	Property Manager, Horizon Community Services

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

Approval of Minutes

June minutes were approved.

July minutes were not available.

Report of Officers

President's Report

No Report

Treasure's Report

Currently stand at over budget on legal fees. Some landscaping bills are still coming in. Overall under for the entire year.

Manager's Report

Landscaping Project – Moving forward. Board is continuing to follow Kate's plan.

Attic Fan Update

- 11642 Ivystone still needs to be replaced.
- 2108 Green Watch Way. Resident states no access to the attic. Which means there is no fan, or the board needs to find another way to access the attic, including going through the boiler closet.

Chimney Inspection – 2 units still have not made repairs. The board will send a 3rd and final letter stating that the units need to make the necessary repairs, or the board will schedule a repair unit at the owners expense.

Leslie F. – Wants to replace windows in the bedroom using a “fast track” vendor. Teri moved to approve, Eric second. All approved.

Old Business

2122 Green Watch Way, Unit 300 – Unit applied for and board approved new windows. Windows installed do not match the style that was submitted to the board.

Interior Timing Lights – Some lights inside units are triggered on and off by a timer or photocell. There is no current “map” of these lights. Teri moved that the board hire Dixie to map out all lighting for garden style units, street lights, carport lights, and community entrance lights. Patrick second. All approved.

Patio Lighting – Dixie is working with Dominion Power to fix the lighting down to the patio area.

“Missing” Light – Dominion Power is charging Woodwinds for 43 lights. Woodwinds only has 42 lights on property. Board will ask Dominion to please show all 43 lights that Woodwinds is being charged.

New Business

None

Executive Session

Entered session at 7:45 p.m.

2118 GWW #301 - Came to the board with a payment plan. Teri moved to approve payment plan. Second by Eric, all approved.

2108 GWW #101 - 6 weeks ago the owner came to the board with a payment plan. The board responded with an adjustment to that plan and never heard back. Action: get answers to questions that were asked months ago. The board would like to tell them that the plan was rejected.

11604 Windbluff – Owner is current on assessments, but not payment toward delinquent since Oct. 15, 2012.

2120 Greenwatch #101 - Payment plan of \$700/month, but the owner is paying \$700 every other month, which means the owner not paying his assessment, so the owner is not making any progress.

2106, Greenwatch #300 - How much is the pre-petition balance has been discharged?

Overall, on the units that are not making any progress does the board have any recourse?

Session ended at 7:58 p.m.

Adjournment

Closed at 8:03 p.m.

Date of Next Meeting

The next Woodwinds Board Meeting will be held Thursday, September 19 at 11646 Ivystone.