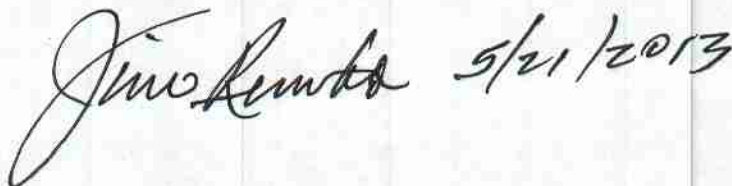


Westminster Glen Homeowners Association, Inc.
Minutes of Board of Directors Meeting
Tuesday, March 19th, 2013
River Place Country Club

- I. **Call Meeting to Order:** The meeting was called to order at 6:34 pm.
- II. **Roll Call:** President Jesse Whittenton, Treasurer Jim Rumbo, and Secretary Julie O'Shaughnessy were present. Homeowner Rick Capozza was present. Manager Adam Ayres was present representing RealManage.
- III. **Public Comments:** Mr. Capozza spoke to the Board about adding one or two additional radar speed signs. The Board discussed the need for understanding what approvals are already in place, and determining the next steps in the permitting process. The signs may have to be a budget item for next year.
- IV. **Landscaping Front Entrance:** Treasurer Rumbo updated the Board that Pappy's Pruning Service was terminated as the landscape vendor. A new contract was issued to Gustavo Canales, who is authorized to weed and fertilize. The installation of the drip system has been completed.
- V. **Management Reports:**
 - a. **Financial Report:** The manager reviewed the current financial report with the Board. Miscategorized utility billing has now been corrected.
 - b. **Budget Process Update:** The manager reviewed the initial input form to begin the 2013-2014 budget development process.
 - c. **Review Inspection Standards:** The manager reviewed inspection priorities with the Board. The Board directed that yard signs, as for school athletic activities, are permissible; noted that trash days are Tuesday and Wednesday; and clarified that the Right Of Way maintenance along each lot is the responsibility of homeowners.
- VI. **Old Business:**
 - a. **Maintenance of ROW and Sedimentation Basins:** Previous Board discussions had determined that drainage basins were the responsibility of homeowners to maintain. The Board determined that a review of plats will be necessary to determine whether any common drainage areas are the responsibility of the Association.
- VII. **Adjournment To Executive Session:** The Board adjourned to Executive Session to discuss Homeowner Delinquencies and Deed Restriction Violations.
- VIII. **Adjournment of Meeting:** The meeting adjourned at 7:55 pm.

Approved:

 5/21/2013