

The Plaza at Dunn Loring (Westbriar Plaza) Board of Directors Meeting Minutes

Date: February 16, 2017 Time: 7:00pm

Board Members Present: Sara Wachspress, Larry Lighty, Landon Derentz, Ina Nenninger,

Management Present: Crystal Terrant, James Hill

Homeowners Present: none

Guests Present: Jennifer Osborne and Vincent Stewart with SC Companies, Amol Deshpande with LSG Landscape Architecture

Meeting was called to order at 7:03.

A possible design plan and desires for the patio project were discussed with Amol. A design proposal will be submitted based upon the meeting.

Jennifer and Vincent presented a proposal for the waterproofing of the patios.

Landon moved to approve the January 2017 meeting minutes, Ina seconded the motion and the motion carried.

Unfinished Business:

The storm drain proposal was reviewed. The board asked for a breakdown of the proposal based upon what effects the patio drainage and what needs to be done first based on urgency.

The engineer report along with the proposal from SC was discussed, management will obtain an additional proposal.

The indoor carpet and painting were discussed and proposals were reviewed. The board showed great interest in the proposal from John Turner. Management will work with John to find a matching carpet in a 15ft lot, and will get a break down on the trim cost.

The new transmitters and fobs distribution is almost complete and the new equipment will be installed the week of the 23rd.

Property violations were discussed, while the problem is improving some are still in violation. Hearings have been scheduled for March.

New Business:

The 2017-2018 RMS contract was reviewed. Landon moved to approve, and with Ina's second the motion carried.

The Residential Reserves proposal for the updated study was reviewed. Larry moved to approve and with Landon's second the motion carried.

There has been substantial roof damage caused by recent storms, and upon contractor inspection more than \$150,000.00 in roof work is needed. An insurance claim has been recommended. Landon motioned to file a claim with the master policy, Ina seconded the motion and the motion carried.

The next meeting will be March 16th.

Meeting Adjourned: 8:41pm.

Ina Kenning
3-16-17