

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

Date: May 18, 2017 Time: 7:00pm

Board Members Present: Sara Wachspress, Landon Derentz, Anders Lundegard (Ina Nenninger via phone)

Management Present: Crystal Terrant, James Hill

Homeowners Present: Deborah Howard

Meeting was called to order at 7:38.

Deborah Howard expressed concern about people grilling on their patios and work being done inside units without proper permits.

Sara moved to approve the March 2017 meeting minutes, Ina seconded the motion and the motion carried.

Unfinished Business:

The management report was given: The insurance claim for the roofs we denied by our current carrier because of the actual date of loss, the claim has now been submitted to Nationwide as they were the carried on the date of the storm. Pierce construction has done the annual sewer line jetting and inspection and no issues were found. 2664 garage door has been repaired. Entry system is working well.

The storm drain repair work will begin the first week of June.

Landon moved to approve the allowable special assessment of 15% of the annual assessment to go towards funding the patio project, Anders seconded and the motion passed 3-0 with Ina abstaining. A Town Hall meeting will be held with the designer to explain the design and how the project will be funded. Invoices will be mailed out giving 90 days to pay.

John Turner is working on finding a matching similar carpet selection to eliminate waste and bring the cost down on the project.

The county has once again denied our application for a building permit, now providing a new list with additional items. Landon has volunteered to help management in dealing with the county.

New Business:

Sara moved to approve Crystal Clean's proposal for the 2017 dryer vent cleaning, Landon seconded and the motion carried.

The meeting adjourned to executive session at 8:34 to discuss a noise complaint.

The meeting returned to open session at 8:40

The next meeting will be June 15th 2017.

Meeting Adjourned: 9:43pm.

A handwritten signature in cursive script, appearing to read "J. Chenning".

7/20/17