

**WTC MUD # 1 DRE Meeting**

**December 9<sup>th</sup>, 2009**

Meeting called to order at 7:04PM

In attendance: Directors Robert Kenny and Linda Garrett, Tim Buckley from Volente Hills ACC, Sabrina Washburn (manager of Volente Hills), and Rachel Colby with RealManage.

Ms. Colby explained that on the last inspection 72 violations were given. Ms. Colby Described the top three violations were: landscaping, unsightly articles, and vehicle parking(boats, trailers, inoperable vehicles, commercial vehicles and vehicles parked on the street overnight) .

Mr. Buckley explained that the Volente Hills HOA had some trouble with the homeowners at 2903 Cashell Woods, whom the homeowners had thought that Severn Trent gave them permission to park their commercial vehicle (carpet cleaning van), in the driveway. This was found to be incorrect by Volente Hills's management company, who called Severn Trent to confirm this. Therefore, the van has not been approved by the HOA and needs to be cited when scene at the residence.

Director Kenny and Garrett discussed what interprets that a homeowner is running a business out of their home. The directors concluded that the interpretation guidelines need to be made by the association's ACC, as different sections interpret this differently.

The homeowner at 2007 Dayflower submitted a letter to the board asking them to appeal the fine she received for her unsightly articles (she was making repairs to her home and there was a lot of materials being stored in her front yard). The board discussed the violation and took in account that the homeowner has never received any other violations and does not have a prior history with violations, therefore the directors concluded to waive the homeowner's fine.

Director Kenny discussed with Ms. Colby the homes that RealManage had cited as not having weatherwood roofs (in LLO homeowners are to only have weatherwood roofs, unless the LLO ACC approves for the homeowner to have a different color). Ms. Colby discussed that some of the homeowner who were cited, stated that the roof color was never changed and that the developer gave the homeowner options of roof colors that could have on their home, prior to being built.

There being no further business to conduct, the meeting was adjourned at 7:46PM.

Linda Garrett  
Robert M. Kenny