

Westview Estates Homeowners Association
Annual Board Meeting
October 14, 2018

Approved

Called to Order.

Board members present: Darlene Livermore, Janice Hays, Janie Roberts, Virginia Knabe, Irwin Bailey. Judy Oliver excused.

President Darlene Livermore called meeting to order at 2:00 p.m. Quorum was met with 41 residents represented in person or by Proxy and Absentee votes.

Minutes:

The minutes of Annual meeting October 17, 2017 were read by Secretary Janie Roberts, approved and accepted without dissent.

Financial Report:

Treasurer report: \$31,833.41 in Checking account, \$14,369.57 in Reserve Account. All bills are paid and current.

Outstanding unpaid dues collection, 1 unpaid foreclosed home, 1 resident-2 liens.

Outstanding CC&R fines, 2 unpaid. 2 have been liened.

Proposed \$4000 transfer of funds from General Fund to Reserve Fund accomplished.

State and Federal tax returns filed and no payments required.

State of OR Corporation Documents Renewed.

Financial report approved without dissent.

Social Committee:

14 new Residents welcome bags delivered. 3 get well cards, 5 sympathy cards and 2 thank you cards were sent.

Garage sale went well with 19 participants. Feedback shows Friday was the best day with little activity on Sunday.

Report approved without dissent.

Landscaping/Architectural: Report given by Irwin Bailey. Irwin reminded us to take pride in our property and to be considerate of our neighbors by putting away our Trash Cans, taking care of our yards and picking up after our animals.

Landscape Service is retained for twice a year clean-up and was performed.

A new service is being retained for 2019 to include back flow valve check, irrigation maintenance, pruning, fertilizing and Fall cleanup.

Irrigation leak repaired, broken elbow and split line on SE corner of MCL.

Arch. Reviews approved: 3 house painting, 4 fences, 3 landscape, 5 roofing and 4 other (1 disapproved).

14 homes sold this year, 0 pending, 1 for sale.

CC&R Letters: Informal 103, Formal 2, Hearings 0, Fines 1

The Bulletin Board was revamped, with a bit more work gluing the cork squares. Will be redirecting of sprinkler not to hit the bulletin board, should help with the moisture problem.

Will be working to improve access to the board to make Handicap Access available.

Report accepted without dissent.

Board Action:

Amendment C-1 include the new resolutions covering rental restrictions and defining shrubbery used as privacy fencing in the class of fines.

New Business:

Discussed if our HOA would want to consider adopting a Transfer Fee option. This action would require a vote from residents for approval. Members present were favorable and directed Board to do further research toward adoption and presentation of a Transfer Fee.

Discussed Reserve Study for 2018-2023 which is required every 5 years with the Oregon Planned Community Act.

Discussion and Adoption of 2019 Budget: Passed without dissent.

Nomination Committee Report: Ballots for Election of officers counted and announced:

2019 Board:

President - Darlene Livermore

Vice President – Mike Crop

Secretary – Janie Roberts

Treasurer – Vanessa Godfrey

Thank you to Dave Dowling for working so hard getting our nominations.

Wallace Road Traffic Light Report. Still ongoing with correspondence and community meetings. On 10/16/18 The City will be meeting with Gary Shearer to physically observe our area for the need for a traffic light

Neighborhood Watch. Marlyn Dinsmore reported 4 cars sparked in driveways broken into. No home break ins. 2 incidents of items taken from open garages. Reminder to keep car doors locked, do not leave items of value in cars especially if they can be seen. Park in your Garage if possible or in drive way off the street. Keep your Garage doors closed.

Good of the Order: Discussed the ongoing Cat problem. Cats must be indoors, neutered and spayed. If problem persists live traps will be set out and cats captured will be removed.

Adjournment:

There being no further business, meeting was adjourned by President Darlene Livermore at 4:05 p.m.