

Westview Estates Homeowners Association
Quarterly Board Meeting

July 9, 2019

Approved

Called to Order:

Board members present: Darlene Livermore, Mike Crop, Vanessa Godfrey, and Judy Oliver and Dave Dowling. Janie Roberts excused.

HOA members present: Marg Wilson, Evelyn Epperson, Bob Oliver, Erwin Bailey and Marlyn Dinsmore, Gary Shearer, Rick Pointer.

President Darlene Livermore called meeting to order at 7:00 p.m. Quorum was met.

Minutes:

The minutes of April 9, 2019 were read by Marlyn Dinsmore. Approved with one correction to the cost for cleaning of the fence at the entrance, correction of \$300 to \$400.

Correspondence: Complaint regarding Illegal Fireworks. Absolutely No Illegal Fireworks permitted. Legal opinion on Entry to Private Property.

Social Committee: One Get Well Card sent and 3 Welcome Baskets delivered. 11 signed up for garage Sale and 2 participated without signing up.

Financial Report:

Treasurer report: \$35,071.94 in Checking account, \$14,862.56 in Reserve Account.

An explanation of reserve account for new resident HOA Members attending the meeting.

Due Collections: 3 unpaid, demand letters to be sent and 2 liens filed and one pending.

Salem Electric Allocation Total now \$292.27 when payable.

Landscaping/Architectural:

Spring clean-up completed and fence cleaned. Darlene will prune Blood Good Maple for winter kill.

Rick and Maureen were approved to fill the open Landscape/Architectural Chair position. 12 courtesy notices sent out for trash cans left out.

Sales Pending/in Escrow/foreclosure:

Lot 51-Sale Pending, Escrow Received

Lot 10- For Sale

Lot 100-For Sale

Lot 18 -For Sale

Lot 19-For Sale

Lot 32-Sale Pending, No Escrow Papers yet

Lot 19-Sale Pending

CC&R Notices: Multiple informal notices for Garbage cans, weeds, lawn mowing and noise have been sent.

Business:

President and Vice President attended legal seminar on CC&R enforcement.

Requests for improvements:

Lot 34-Repaint same color. Approved

Lot 105-Remove front grass and replace with bark dust and shrubs. Approved with condition of planting appropriate shrubs and approved flowerings.

Lot 112- Install 40 feet of Chain link fence. Approved

Lot 64- Install cement pavers in back yard. Approved

Lot 25-Roof replacement. Approved

Lot 98 Roof replacement color exception. Approved

Lot 29-Vinyl siding rejected per legal opinion that No vinyl siding permitted.

Lot 4-Siding replacement with Hardy Plank and paint. Approved

Lot 60-Roof Replacement emergency. Approved

Lot 28- Patio cover. Approved

Lot 27- Cedar fence replacement-completed but installed contrary to CC&R's. Will be required to turn fence around.

Lot 14-Landscaping redo. Approved

Lot 3-request for patio (Poly Carbonate) will complete request form from Web site and submit to HOA Board for approval.

CC&R change-Transfer Fee and Commercial Vans and Trucks approved ready to do vote canvass and divide up neighborhood. Discussed that 75% of HOA's have Transfer fees.

Neighborhood Watch: No Crimes reported. Reminder to be a good neighbor and watch out for each other.

Good to the Order:

Adjournment:

There being no further business, meeting was adjourned by President Darlene Livermore.