

Westview Estates Homeowners Association
Quarterly Board Meeting

July 7, 2020

Approved

Called to Order:

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

No HOA members present.

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

Minutes:

The minutes of January 7, 2020 were read by Secretary. Approved.

Correspondence: One Neighbor Complaint.

Social Committee: 3 cards were sent, 1 sympathy. Six Welcome Baskets delivered.

Financial Report:

Treasurer report: \$30,787.00 in Checking account, \$16,862.99 in Reserve Account.
\$2000 Transfer from checking to Reserve was made.

Due Collection: 2 unpaid, 2 previous lien for 2019

Taxes filed, and Accounting bill paid for the year

Landscaping/Architectural:

Hold placed on filing Landscaping and Architectural Chair position as incumbent would like more clarification of position duties.

Spring Clean-up was completed, 1 plant replaced

Backflow checked and report filed with City

Irrigation Valve checked, 2 valve heads replaced, account restored with City

CC&R Notices:

7 informal notices sent (4 garbage container violations, 1 garbage container and unapproved window covering, 1 damaged blinds) and 1 formal notice for Basketball hoop and spiked fence.

Sales Pending/in Escrow/foreclosure:

Lot 78 Sold

Lot 42- Sold

Lot 41- Sold

Lot 119 -Sold

Lot 95-Sold

Lot 18-Sold

Lot 5-Closing Pending

Business:

Requests for improvements:

Lot 103-request for plastic shed denied

Lot 43-Request for metal RV cover denied but Awaiting formal request

Lot 15-New Roof Approved

Lot 44-Request for new shed Approved

Lot 29-New siding, windows and paint Approved

Lot 12-Cedar fence Approved

Lot 122-Repaint Approved

Lot 114- Request for construction to remove window and replace with door to patio, also request for paint. Approved.

Lot 60-New Roof Approved

Lot 14-Repaint Approved

Lot 96-New Roof Approved

Lot 100-Repaint Approved

Lot128- repaint Approved

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CC&R change: Continued collection of ballots for Transfer Fee are ongoing. Commercial Vans and Trucks vote failed.

Motion made and approved for Collection Agreement with Harker/LePore Law Firm.

Discussed moving in the direction of hiring Management Company to assist with HOA Activities.

Discussed changes that need to be made to Resolution No. C-9 regarding Rentals. Draft will be forth coming.

Darlene met with Salem Town Manager and Annual meeting will be held there October 18, 2020 pending Pandemic considerations. Researching electronic options and cost.

Neighborhood Watch: No Crimes reported.

Good to the Order:

Adjournment:

There being no further business, meeting was adjourned at 8:360 p.m. by President Darlene Livermore.