

Westview Estates Homeowners Association
Quarterly Board Meeting
September 8, 2020

Approved

Called to Order:

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

This is an Emergency Meeting in lieu of regular meeting for Board Members only due to the Covid-19 Pandemic and safety, no HOA members to attend. Board members will wear masks at all times and maintain social distance.

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

Minutes:

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

Correspondence: Neighbor Complaints

Social Committee: 2 sympathy were sent out.

Financial Report:

Treasurer report: \$29,980.45 in Checking account, \$16,864.27 in Reserve Account.

Budget is in deficit

Dues Collection: 2 unpaid, 2 previous liens from 2019

Corporate Certifications filed.

Liability Insurance is pending renewal for December and completion of binder request by October 1st.

Landscaping/Architectural:

Irrigation system readjusted so that all plants are getting water.

Fence was replaced to adjust for tree roots.

Nomination Committee (Vacant)

E-mail requesting nominations has been sent out

Discussed what a Receivership per OR 94.642 would look like if a HOA Board is not established.

CC&R Notices:

Multiple informal notices for garbage cans, weeds, and lawn mowing and noise.

Formal Notices and fines being assessed on 2 homes.

Sales Pending/in Escrow/foreclosure:

Lot 5 Sold

Lot 129- Sold

Business:

Requests for improvements:

Lot 41-request for house painting approved

Lot 13-Request to replace entrance porch approved

Lot 14-replace old decking approved

Lot 107-Roof replacement approved

Lot 6-Request for cedar fencing approved...approval pending for front deck re: size.

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CC&R change: Collection of ballots for Transfer Fee is still on hold.

Motion made and approved last meeting for Collection Agreement with Harker/LePore Law Firm, has been signed and approved.

Discussed Hiring Fieldstone LLC, Bend OR to assist with collections, violations, and accounting.

Annual meeting Oct. 18th at Salem Towne Auditorium has formally been cancelled per State Virus Guidelines.

Meeting will be by Zoom. Julie Nellis of Eugene will administer the meeting. Confidentiality agreement has been signed with Nellis. Test runs will be made and copies of screen shots provided to assist residents in participation.

No cost to HOA, will be hosted under Lane College account and Nellis is volunteering her time.

By Laws revision submitted to Harker/Lapore for drafting and cleanup per Board review, will be available for vote at Annual Meeting.

Developing CC&R 2.15 Rental penalty.

Revision of Resolution 9 Rental and C-1 draft still pending

Neighborhood Watch: No Crimes reported.

Good to the Order:

Adjournment:

There being no further business, meeting was adjourned at 8:30 p.m. by President Darlene Livermore