

Westview Estates Homeowners Association
Quarterly Board Meeting Minutes
Apr 6, 2021

APPROVED

Call to Order:

President Mike Crop called the meeting to order via Zoom at 7:03 p.m. A quorum was met.

In Attendance:

Board members: Mike Crop, Venessa Godfrey, Darlene Livermore, Maureen Pointer

HOA members: Chip and Pam Dwyer

Minutes:

The January 5, 2021 minutes were read by Maureen Pointer. **M/S/C unanimously to approve**

Correspondence:

- Letters to Attorney – Additional discussion under Executive Session
- Resident letters/emails regarding dues increase and pre-printed garbage can notice
- Cards to residents (3 sympathy, 2 thank you, 1 get well, 1 welcome)
- Al Youse, Vice President resignation effective April 5, 2021 – referenced by-laws Article 8 Section 7 - Additional discussion under Executive Session

Financial Report:

- Treasurer report: Moved \$3000 to Reserve account. Balance: \$19,865.20 in Reserve account; \$41,231.36 in Checking account.
- All bills paid
- Dues in Collection: Additional discussion under Executive Session
- Dues in Arrears: 14 residents unpaid, 6 paid dues in full but owe late fees, 2 owe \$100 plus late fees

MISC. REPORTS:

Landscaping & Architectural:

- Architectural requests provisionally approved. Formal action taken below under “Business”
- Storm Damage: Darlene contacted 7 tree service companies regarding bids for storm damaged trees as well as pruning, thinning and shortening all six trees at entrance. Altar Tree Service removed storm damaged limbs overhanging resident house/yard and will return to perform pruning, thinning, shortening of all entrance trees at a later date.
- Landscape Company Update: Several landscaping companies have been contacted with regards to the annual spring clean-up of entrance area.
- ODOT work at entrance: ODOT reports that it will restore the retaining wall and irrigation to original form when ODOT work is complete.
- Backflow Inspection: Option 1) Have landscape company perform annual inspection and city reporting at time of spring cleanup. Option 2) Have Advanced Backflow Testing, LLC do the inspection and reporting. The HOA has previously used them.

Sales pending/in Escrow/foreclosures:

- Lot 38 – Sold
- Lot 70 – For sale
- Lot 51 – Vacant rental

CC&R Notices:

- Multiple informal notices for *garbage cans (20), weeds (0), noise (0), Misc. incl. **trailer (1), bldg. material, tires/tarps (0)
 - *Pre-printed notices left on garbage cans appear to be working as fewer are being left out. Once resident has received notices 3 weeks in a row and will be given a formal notice if can(s) are left out again.
 - **After 3 informal notices, trailer has yet to be moved. A formal notice will go out if not moved by 4/11/21.
- Formal Notices (2 in continuance) and fines being assessed on 1 home(s) – Additional discussion under Executive Session

Neighborhood Watch:

- Nothing to report

BUSINESS:

Architectural Requests: M/S/C unanimously to approve

- Lot 127 – Fence
- Lot 33 – Roof
- Lot 36 – Repaint & deck reinforcement
- Lot 84 – Shed

Pending Architectural Requests: Tabled pending formal application

- Lot 73 – Roof – Storm damaged – patched or replace

Collections: No new formal collections, although some are pending

Management Company: Mike directed Darlene to contact and invite Fieldstone LLC to a Zoom meeting to further discuss management duties, what the HOA needs, what Fieldstone can provide, costs, etc. HOA membership notification of meeting is required. Follow-up discussion will be at the July quarterly meeting. **M/S/C unanimously to approve**

Transfer Fee: Tabled until the July quarterly meeting

Good of the Order:

Brief discussion of construction project at entrance, traffic congestion, and accident at the intersection on Wallace Rd.

Adjournment:

There being no further business, the general meeting was adjourned by President Mike Crop at 7:56 p.m. and Executive Session was called to order.