

Westview Estates Homeowners Association
Annual Board Meeting
October 13, 2019

Called to Order.

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

President Darlene Livermore called meeting to order at 2:00 p.m. Quorum was met with 40 residents represented in person or by Proxy and Absentee votes.

Minutes:

The minutes of Annual meeting October 14, 2018 were read by Secretary Janie Roberts, approved and accepted without dissent.

Financial Report:

Treasurer report: \$33,816.05 in Checking account, \$14,862.79 in Reserve Account. All bills are paid and current.

Outstanding unpaid dues collection, 2 residents-2 liens.

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

State and Local Tax Returns filed no payments were required.

State of Oregon Corporation Documents Renewed.

Liability insurance and Bond Paid.

Proposed \$2000 transfer of funds from General Fund to Reserve Fund accomplished.

Financial report approved without dissent.

Nomination Committee Report: Dave Dowling

Nominations notice posted on bulletin board Sept. 1. Personal calls made

Social Committee:

Judy Oliver reported 13 new residents welcomed with Baskets. 2 new residents pending. Several get well and sympathy cards were mailed and one Congratulation for citizenship sent.

Due to low participation in Garage Sale, will not be held next year unless someone wants to step forward to organize it. Big thank you to the committee of Marlyn Dinsmore, Tammy Krammer, Janie Roberts and Maureen Pointer for organizing this year. There were 19 participants and 2 participating without paying. \$67 remaining assets from Garage Sale fund was voted as a donation to the HOA.

Report approved without dissent.

Landscaping/Architectural: Report given by Maureen Pointer.

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

.Arch. Reviews approved: 3 house painting, 2 fences, 2 landscape. 5 roofing, 4 siding/decks, 2 patio covers, 2 sheds
13 homes sold this year, 2 pending and 1 for sale.

CC&R Letters: Informal 71, Formal 5, Hearings 1, Fines 0

Railing was added to reach the Bulletin to make it Handicap Accessible.

Reminder: When receiving a Courtesy Notice for CC&R violation, please just take care of the problem and be respectful to those required to enforce the CC&R's. You signed up for this neighborhood and your only responsibility is to comply with what you agreed to.

Report accepted without dissent.

Guest Speaker Introduced: Kevin Harker from the Law Firm Harker LePore gave presentation on the purpose of an HOA and the responsibilities of Board and members. Questions were taken from Members present.

New Business:

Discussed and answered questions regarding transfer Fee.

Discussion and Adoption of 2020 Budget: Passed without dissent.

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

No change in Dues for 2020 passed.

2020 Board approved:

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.

Neighborhood Watch. Marlyn Dinsmore reminded us to park in our garages if possible, or in driveways with vehicles locked and not to leave things in vehicles that would entice theft.

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.

Please drive slowly, watch for kids riding bikes and playing near driveways.

Please take care of your barking dogs. Call Salem Police non-emergency number if barking persists. If loose and threatening call Polk County Dog Control.

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