

**Westview Estates Homeowners Association**  
**Annual Board Meeting**  
**October 18, 2020**

**Approved**

**Called to Order.**

The Annual Board Meeting for 2020 was held electronically in a Zoom Meeting, and recorded as an addition to minutes for future reference. Board members present: Darlene Livermore, Mike Crop, Janie Roberts, Maureen Pointer. and Venessa Godfrey. Judy Oliver and Dave Dowling excused. With members logged into Zoom meeting, Proxy Ballots and Absentee Ballots a quorum was met.

**Minutes:**

The minutes of Annual meeting October 13, 2019 were reviewed online, approved and accepted with the correction in spelling of a name on page two.

**Financial Report:**

Treasurer report: \$29,718.43 in Checking account, \$16,864.40 in Reserve Account. All bills are paid and current.  
Outstanding unpaid Dues 2 residents – 2 liens  
Outstanding CC&R Fines 2 unpaid – 2 liens  
State and Federal tax returns were filed no payments were required  
State of OR Corporation Documents Renewed  
Liability Insurance and Bond Paid, Due Dec. 2021  
Approved and accepted

**Nomination Committee Report:** Nomination notice to all residents was sent twice via Email:

Nominations:

President – Mike Crop

Vice President – Al Youse

Secretary – Maureen Pointer

Treasurer – Venessa Godfrey

**Social Committee:**

Judy Oliver reported 13 new residents welcomed with Baskets. 2 new residents pending. 26 cards sent for condolences, get well, new baby.

Garage Sale not held due to lack of interest

Approved and accepted.

**Landscaping/Architectural:** Report given by Maureen Pointer.

Landscape Service is retained for twice a year clean-up and was performed in May and Oct/Nov. A third cleanup was added due to irrigation readjustments and weeds.

Vinyl Fence repaired

Architectural Reviews approved:

11 Painting, 3 fences, 2 landscape, 5 roofing, 5 siding/decks, 1 shed and 2 other

Architectural reviews denied:

1 plastic shed, 1 metal RV cover

15 Homes sold this year, 1 pending

Report approved and accepted.

**New Business:**

Discussed proposed, amended and restated By Laws. Residents were emailed or mailed proposals two weeks in advance of the meeting and reviewed and discussed during the Zoom meeting. Motion passed that the proposed changes be voted on as a whole rather than separately. Proposed, amended and restated By Laws voted on passed and adopted. Will be recorded with Polk County.

Discussed 2021 Budget. Members received a copy of proposed 2021 Budget via email or mail. At current rate of dues, the Budget will be in deficit. The Board proposed an increase to \$200 and discussed the need to contract a Management Company to help with accounting, and the collection of fines and dues. Also discussed when dues notices are sent out when they are due and when fines begin when unpaid.

Adoption of 2021 Budget and Dues increase vote: Passed without dissent.

Discussed the HOA's adoption of a Transfer Fee. Members were interested in trying to pass and have volunteered to obtain signatures from residents for the approval and adoption of a Transfer Fee.

**Nomination Committee Report:** Ballots for election of officers counted and announced:

2020 Board approved:

President – Mike Crop

Vice President – Al Youse

Secretary – Maureen Pointer

Treasurer – Venessa Godfrey

**Adjournment:** There being no further business, meeting was adjourned by President Darlene Livermore at 3:50 p.m.