

**Westview Estates Homeowners Association
Quarterly Board Meeting**

January 9, 2018

Approved

Called to Order:

Board members present: Darlene Livermore, Janice Hays, Evelyn Epperson and Virginia Knabe and Janie Roberts
HOA members present: Marg Wilson, Bob and Judy Oliver, Marie and Lane Kinder and Gary Shearer.

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

Minutes:

The minutes of September 6, 2017 were read by Janie Roberts, approved and accepted.

Financial Report:

Treasurer report: \$31,133.91 in Checking account, \$12,368.54 in Reserve Account. Old Bill: Roth's for annual meeting was paid by debit card over phone and Roth's cannot find payment, our Accountant is tracing.
Homes leined for unpaid dues and CC&R fines: Lot 37, Lot 46.

Landscaping/Architectural:

The HOA Board is still looking for Landscape and Architectural Chair. There was an accident at the front wall that needs repair and irrigation system checked for damage. City of Salem reports 17 units of water usage after irrigation was shut down for the season, still a leak somewhere that needs to be found and repaired.

Home Sales pending/in escrow/foreclosure:

Lot 38 for sale

Lot 57 sold

Lot 129 for sale

Lot 6 sold

Lot 127 sold

Lot 45 foreclosure

Lot 79 foreclosure (auction canceled)

Lot 11 (formal foreclosure and now Bank owned and will be repaired and listed for sale, dues paid by Bank)

C&R Notices:

Lot 38 notified to remove Flag used as curtain

Lot 12 notified to remove garbage cans and inoperable car

Social Committee: Three new residence welcomed: Lot 38, Lot 117 and Lot 27.

Business:

Rental restriction balloting continues. Ballots received 68 yes and 6 no.

Darlene Livermore appointed Judy Oliver as Social Chair and Marlyn Dinsmore as Assistant Chair. Motion to accept made and 2nd. Appointment Approved

Request action for improvements:

Lot 94 roof replacement – approved

Lot 30 portable cloth carport – Not approved

Lot 120 roof replacement – approved

Resolution/CC&R Changes

Modify Resolution regarding fences to clarify that finished side of all fences to face the neighbor and clarification for the height of trees used as fencing.

Discussed draft amendment from attorney regarding rental restrictions.

An amendment regarding full replacement value insurance on homes to be written.

Wallace Road Committee Report by Gary Shearer:

Gary reported the Committee is working hard to convince the City of Salem and Dept. of Transportation that a traffic light is needed. The committee is consistently being told by both City of Salem and DOT that Westview Estates does not meet criteria for a traffic light. Gary on behalf of The Board will be extending an invitation for City, DOT and Councilman Jim Lewis to a special Board meeting to discuss our concerns for having a traffic light at our entrance on Wallace Road.

Adjournment:

There being no further business, meeting was adjourned by President Darlene Livermore at 8:40 p.m..