

Westview Estates Homeowners Association
Quarterly Board Meeting
September 10, 2018

Approval Pending

Called to Order:

Board members present: Darlene Livermore, Janice Hays, Janie Robert, Judy Oliver and Irwin Bailey. Virginia Knabe excused.

HOA members present: Marg Wilson, Linda Berg and sons, Bob Oliver, Karen Benson and Jeff Shaw.

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

Minutes:

The minutes of June 5, 2018 were read by Janie Roberts. Motion to accept, minutes approved.

Correspondence: Thank you card from Resident re: Condolences sent From HOA Board.

Social Committee: 4 Welcome Baskets, 3 Get well cards and 2 sympathy cards sent.
Garage Sale went well with 25 participants.

Financial Report:

Treasurer report: \$33,537.10 in Checking account, \$14,369.45 in Reserve Account.

One Bill: Pending payment to Garden City Landscaping, approximately \$1,200.

Landscaping/Architectural:

Garden City and Dan's Leak Detection located irrigation leak at SE corner of LVC and MCL. Cracked pipe and detected joint repaired, leak was repaired but pipe not replaced because it was under the sidewalk on NE corner.

Home Sales Pending/In Escrow/Foreclosures

Lot 11 – Had been purchased at auction and will be rehabbed and flipped.

Lot 79 – Received amended Foreclosure papers.

Lot 64 – Occupied by new owners.

Lot 45 – Occupied by new owners

Lot 28 – Sold to owners of Lot 123

Lot 123 – Status unknown

CC&R Notices: Approx. 85 informal notices for Garbage cans, weeds and lawn mowing

3 formal notices Lot 93 – weeds and yard maintenance

Lot 80 – commercial activity

Lot 96 – rotted window sills

Roadway Improvement Committee:

Status remains the same on having traffic light. Michigan City Lane paving project will not begin until ADA curb project is completed.

Business:

Requests for improvements:

Lot 59-Paint color, storage shed, front door roof addition. Approved if meets City code for % of yard being used buildings is met.

Lot 58-Fence replacement. Approved

Lot 64-Correction of patio roof-approved

Lot 65-House Paint, same color. Approved

Lot 104-Back retaining wall, gated fence. Approved

Lot 114-Metal patio roof at rear of house. Approved

Lot 84-House paint. Approved

Discussed the need for new Landscape/maintenance for entrance.

Requirements will include Spring and Fall visit, fertilizing, pruning of shrubs, trim ivy along fence, prune back barberry, shear arborvitae, file back flow report, insure irrigation working properly, prune large rodies and dead limbs from blue spruce and other as needed.

Motion maid to hire Garden City Landscaping. Approved

Discussed the interpretation of Resolution C-4 (personal property/equipment in public view,) no change to resolution recommended.

Action to formally adopt amendments C-1 inclusion of new resolution approved.

Approved the purchase of new shrubbery at SE corner of LVC and MCL with low growing and flowering evergreen that will not need pruning to keep off of the sidewalk.

Discussed Transfer Fee to HOA. Will discuss with members at Annual Meeting in October.

Good to the Order: Concerns regarding safety at bulletin board not meeting ADA requirements discussed.

Adjournment:

There being no further business, meeting was adjourned by President Darlene Livermore at 8:20 p.m.