

**Westview Estates Homeowners Association
Annual Board Meeting**

October 16, 2016

Approved

Called to Order.

All Board members present: Darlene Livermore, Janice Hays, Janie Roberts, Virginia Knabe, Evelyn Epperson and Elaine Clark.

President Darlene Livermore called meeting to order at 2:00 p.m. Quorum was met with 41 residents represented in person or by Proxy and Absentee votes.

Minutes:

The minutes of Annual meeting October 11, 2015 were read by Secretary Janie Roberts, approved and accepted without dissent.

Financial Report:

Treasurer report: \$25,367.27 in Checking account, \$10,367.09 in Reserve Account. One outstanding check in the amount of \$600. All bills are paid and current.

Outstanding CC&R Fines, 3 unpaid, 3 liens

Reserve Fund Balance, proposed \$4,000 transfer of funds accomplished and within required amount of \$10,000-12,000.

State and Federal tax returns filed and no payments required.

State of OR Corporation Documents Renewed.

Social Committee:

9 new Residents welcomed

Garage sale extended 1 day and went well with 21 participants. Positive feedback with participants doing well.

Fee to participate 2017 Garage Sale will remain \$3.00 for advertising and damaged sign replacement. Date yet to be determined.

Landscaping/Architectural:

Landscape Service is retained for twice a year clean-up and was performed. Additionally Virgil Schmidt voluntarily cleaned the front this summer.

A short in the electrical system in the front was repaired.

Michigan /city Lane fences cleaned.

Architectural Reviews approved: 5 fences, 8 house painting, 6 roofs replaced, 2 landscape changes, 3 deck/patio patio cover.

CC&R letters: 21 informal, 11 formal, 2 hearings, 2 fines.

Board Action:

Approved, Resolution regarding Alternative Dispute Resolutions, clarifying the Nuisance Resolution to clarify that wood burning fire pits prohibited.

New Business:

Rental restrictions: Currently being drafted by HOA attorney. Will be presented by home visits for explanation and vote to amend CC&R's when in final form.

HOA Dues Recommendation: No Increase. Vote taken passed without dissent.

Discussion and Adoption of 2017 Budget: Passed without dissent.

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

2017 Board:

President - Darlene Livermore

Vice President – Janice Hays

Secretary – Janie Roberts

Treasurer – Virginia Knabe

Special Guest: Gary Shearer gave presentation of the CERT Program (Community Emergency Response Team). Westview Estates will be visited by CERT members from our area to explain the advantages of the program and to gather resident information to help assist in the event of a disaster. CERT Team members will be wearing green vests and green caps.

Good of the Order:

Discussed ongoing problems with pet owners not cleaning up after their dogs and even walking them on yards. Ongoing problems with cars going too fast through our neighborhood, stopping and hindering traffic at the mail box and entrance. Postal delivery problems continue. Residents asked to contact Post Office directly when they have miss-delivered mail.

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Adjournment:

There being no further business, meeting was adjourned by President Darlene Livermore at 3:00 p.m.