

Westview Estates Homeowners Association
Annual Board Meeting
October 17, 2017

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 40 residents represented in person or by Proxy and Absentee votes.

Minutes:

The minutes of Annual meeting October 15, 2016 were read by Secretary Janie Roberts, approved and accepted without dissent.

Financial Report:

Treasurer report: \$29, 117.00 in Checking account, \$12,368.22 in Reserve Account. One outstanding check in the amount of \$600. All bills are paid and current.

Outstanding CC&R Fines, 3 unpaid foreclosed homes, 0 liens

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

State and Federal tax returns filed and no payments required.

State of OR Corporation Documents Renewed.

Financial report approved without dissent.

Social Committee:

8 new Residents welcomed

Garage sale went well with 17 participants. 2018 participation fee will be \$2.00 due to 100% refund from Statesman Journal for publishing wrong dates on add.

Report approved without dissent.

Landscaping/Architectural: Report given by President Darlene Livermore in lieu of vacant position

Landscaping 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. New photo eye and breaker, and Ground fault outlet.

Irrigation leak repaired.

Arch. Reviews approved: 3 fences, 6 house painting, 12 roofs replaced, 2 landscape changes, 2 deck/patio, 2 residing.

7 homes sold this year, 2 pending, 3 for sale.

CC&R Letters: Informal 2, Formal 18, Hearings 0, Fines 2

Report accepted without dissent.

Board Action:

Approved Draft Resolution regarding Rentals.

New Business:

Rental restrictions: Is being presented by home visits for explanation and vote to amend the CC&R's
Currently running in favor of adopting.

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

Discussion and Adoption of 2018 Budget: Passed without dissent.

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

2018 Board:

President - Darlene Livermore

Vice President – Janice Hays

Secretary – Janie Roberts

Treasurer – Virginia Knabe.

Good of the Order:

Discussed changes going to be made to Wallace Rd. and how changes will effect West View Estates. A committee has been formed to check into changes and how we can have our voices heard on concerns including: stop light, cross walk, noise suppression and speed.

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Adjournment:

There being no further business, meeting was adjourned by President Darlene Livermore at 3:40 p.m.