

# Westview Estates Homeowners Association

## Quarterly Board Meeting

January 4, 2017

Approved

### **Called to Order:**

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

HOA members present: Marg Wilson, Marlyn Dinsmore, Jeanne Bakalyar and Justin Briley

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

Justin Briley was introduced and is interested in vacant Landscaping & Architectural chair position.

### **Minutes:**

The minutes of September 7, 2016 were read by Secretary Janie Roberts, approved and accepted.

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### **Financial Report:**

Treasurer report: \$24, 048.28 in Checking account, \$10, 367.35 in Reserve Account. All bills are paid and current.

Invoices for 2017 HOA Dues have been mailed, 32 Homes have paid thus far.

Collection Status: 1 Home with remaining late fee

3412 LVC CC&R Fines

1935 MCL CC&R Fines

### **Social Committee:**

One new resident welcomed – Jeremy and Kristal Thomasson and their 3 daughters.

Sympathy card sent in regards to the passing of Bud Peterson and Sue Cavanaugh. Many get well/thinking of you cards have been sent to residents.

### **Landscaping/Architectural:**

Entrance clean up complete

Sliding doors on bulletin board need to be replace and we will be getting bids for replacement

Front entrance mail box damage: Police report was filed, Post Office notified for repair.

### **Homes Sales Pending/In Escrow/Foreclosure:**

1975 MCL for sale....off market until later date

1988 MCL entered into foreclosure 3/16 – continuing status unknown

3408 LVC sold to Jeremy and Kristal Thomasson

Homes in foreclosure: 1945 MCL, 1988 MCL, 3475 LVC, 3487 MCL

Requests for Improvements:

3441 LVC new entry steps and fence – approval pending approval that steps are built away from siding  
1838 MCL new rood- approved  
3431 LVC new roof – approved  
3390 LVC exterior paint – approved  
3396 LVC install new irrigation – approved  
3497 LVC new roof – pending approval of samples forth coming

**Business:**

Motion made for Darlene Livermore to draft resolution regarding fences to clarify that finished side of all fences need to face the neighbor. If plants are used as fencing new plants will be kept at 6 feet high, older planting grandfathered in at 12 feet high. Motion 2<sup>nd</sup>.

Motion made to draft an amendment with the assistance of attorneys regarding rental restriction. Motion 2<sup>nd</sup>.  
Motion made to draft amendment regarding requiring full replacement value insurance on homes. Motion 2<sup>nd</sup>.

Discussed residents parking Commercial Vehicles and will discuss further at a later meeting.

**Good of the Order:** Postal mail delivery problems discussed, and Janice Hays will try and get phone number of Post Master in Portland to voice mail delivery problems.

Darlene Livermore announced her appointment of Justin Briley as the new Landscape & Architectural Chair.

**Adjournment:**

There being no further business, meeting was adjourned by President Darlene Livermore at 9:15 p.m.