

Westview Estates Homeowners Association
Quarterly Board Meeting Minutes
July 6, 2021

APPROVED

Call to Order:

President Mike Crop called the meeting to order at 7:00 p.m. A quorum was met.

Attendance:

Board members: Mike Crop, Venessa Godfrey, Darlene Livermore, Maureen Pointer

HOA members: Al & Julie Youse, Chip & Pam Dwyer, Ann Montague

Guests: Kevin Doroski and Julie Vizina, Fieldstone Management LLC

Minutes:

The April 6, 2021 minutes were read by Maureen Pointer. One correction was noted.

M/S/C unanimously to approve as corrected

Correspondence:

- Resident letters/emails
- Cards to residents (2 get well, 2 welcome)

Fieldstone Management Service Proposal:

Julie Vizina, Operations Manager and Kevin Doroski, Community Manager provided a company overview, presented a management proposal, and answered board member questions. HOA members were allowed to have their questions and concerns addressed at the end of the discussion.

Discussion ended at 8:10 p.m. and the regular meeting resumed.

Financial/Treasurer Report:

- Balance: \$38,508.55 in Checking & \$19,865.68 in Reserve accounts
- Dues in Collection: 3 homes have been turned over to collections for outstanding dues

Misc. Reports:

Landscaping & Architectural:

- Architectural requests provisionally approved. Formal action required listed below under "Business"
- Landscape Company Update
 - Altar Tree Service – all trees at entrance have been lowered, thinned and trimmed
 - Premium NW Landscaping – monthly service. Several issues have been noted and corrections need to be address. Company in a probationary period.
- ODOT work at entrance (Wallace Rd. corner project) – irrigation has not been fully hooked back up in some areas at entrance. Retaining wall replacement is being held up as the ADA slope did not pass inspection and needs to be redone.
- Backflow Inspection - Completed and paid for.

Sales pending/in Escrow/foreclosures:

- No homes currently for sale. Lot 27 will be going on the market in the near future.
- 3 homes have closed since the last meeting.

CC&R Notices:

- Multiple informal notices for garbage cans (2), weeds (2), grass (3), noise, Misc. incl. trailers (1), bldg. material, tires/tarps
- Formal Notices (1) and fines being assessed on (2) home(s) Five more were issued 6/29/2021.

Failure to notify HOA of rental tenant change - \$150.00 (not yet paid)

Yard out of compliance - \$525.00 (appeal pending – Mike to schedule appeal hearing) – New notice to be issued – after initial clean-up, yard continues to be out of compliance.

Yard out of compliance – Extenuating circumstances, 2-week extension granted (7/21/2021). Maureen to draft letter for resident and file, and will ask if they have a new email address. **M/S/C unanimously to approve**

Neighborhood Watch:

- USPS mailbox break-in/damage – Repaired by USPS

New Business:

Architectural Requests:

- Lot 73 - Roof – **M/S/C unanimously to approve**
- Lot 122 - Adding 20' of chain link fence - **M/S/C unanimously to approve**
- Lot 121 - Roof - **M/S/C unanimously to approve**
- Lot 64 Front porch replacement - **M/S/C unanimously to approve**
- Lot 14 – Remove Japanese Maple, add river rock and plants to match current landscape - **M/S/C unanimously to approve**

Collections: 4 in formal collections (3 - dues, 1 - CC&R violations)

Management Company: Further discussion in a work session (TBD)

Transfer Fee: Further discussion in a work session (TBD)

Good of the Order:

Maureen reported that an HOA member suggested having a “Welcome Committee” to meet with new homeowners and review HOA expectations, basic CC&R rules, contact information, etc. Maureen will follow-up with suggesting member.

Darlene asked Al Youse if he would consider returning as the Vice President. Al agreed.

Adjournment: **M/S/C unanimously to approve**

There being no further business, the meeting was adjourned the President Mike Crop at 8:52 p.m.