

**Westview Estates Homeowners Association
Quarterly Board Meeting**

March 1, 2017

Approved

Called to Order:

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

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

Minutes:

The minutes of January 4, 2017 were read by Secretary Janie Roberts, approved and accepted.

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Financial Report:

Treasurer report: \$32,798.88 in Checking account, \$10,367.80 in Reserve Account. All bills are paid and current.
Dispensation of non 2 party check to Highway Fuel \$1,025 for Bark Dust and application at the Entrance.
All Bills current and paid.
\$2,000 approval to move from checking to reserve-action needed to move.

Unpaid dues: 8 homes have not paid dues: 1945 MCL, 1825 MCL, 1865 MCL, 1935 MCL, 3419 LVC, 3440 LVC,
3461 LVC, 3484 LVC
2 Homes have not paid late fees: 1875 MCL, 3407 LVC,
Collection Status: 10 day notice to pay and notice of intent to Lien: 3412 LVC fines, 3419 LVC fines.

Social Committee:

No new Residents. One get well card sent for a surgery.

Landscaping/Architectural:

Justin Briley resigned position of Landscape and Architectural Chair.
Mike Booth is considering position with start date of April 2017.
Light fixture replaced. Motion for new Bark at entrance approved and Darlene Livermore will order.

Requests for Improvements:

1975 MCL new fence – approval pending placement of fence in front, materials and color approved
3400 LVC request for replacement of front porch, add steps on backside and shadow box fence along side of property – approved.
1968 MCL fence request – conditional approval pending use of approved materials

Home Sales Pending/In Escrow/Foreclosure:

1975 MCL off market until later date

1788 MCL Sold Pending Closing 3/15/17

1905 MCL For Sale

3445 LVC Sold

Homes in Foreclosure: 1945 MCL, 1988 MCL, 34875 LVC

Business:

Resolution/CC&R Changes

Resolution regarding fences to clarify that finished side of fence needs to face neighbor and clarification of height of trees used as fences still being drafted.

Still working on draft amendment requested from attorney regarding rental restrictions.

Discussed CC&R Resident Required Vote on Amendment requiring full replacement Insurance on homes.

Good to the Order

Adjournment:

There being no further business, meeting was adjourned by President Darlene Livermore at 8:10 p.m.