

Westview Estates Homeowners Association
Quarterly Board Meeting Minutes
April 9, 2024

APPROVED

Call to Order

President Gary Willcoxon called the meeting to order at 7:00 p.m.

In Attendance

Board Members: Gary Willcoxon, Cheryl Willcoxon, Toni Horton, Virginia Knabe, Jim Burns

HOA Members: Darlene Livermore, Marlyn Dinsmore, Maureen Pointer

Minutes of Previous Meetings:

January 9, 2024 Quarterly Board Meeting (M/S/C unanimously approved)

Treasurer's Report:

- Checking account balance as of 03/31/24 is \$68,197.26
- Reserve account balance as of 03/25/24 is \$25,866.37
 - Motion made by Cheryl and seconded by Jim to transfer \$25K from checking to reserve account.
 - During “Good of the Order” discussion it was brought up that \$25K may be excessive for this early in the year. That it would be better to leave a large amount in the Capital Expenditure budget and transfer additional funds later in the year.
 - Motion to transfer \$25K was changed to \$5K (M/S/C unanimously approved)
- In January \$10K was transferred from checking to reserve account
- 2023 taxes are done and will be filed by the April deadline
- There are no monthly fees for the checking or reserve accounts
 - We were charged \$16 for a residence's returned check

Old Business:

1. Architectural Review Report

- Lot 127 Lake Vanessa Circle – new roof (M/S/C unanimously approved)
- Lot 93 Lake Vanessa Circle – wheel chair ramp (M/S/C unanimously approved)

2. The Federal Corporate Transparency Act

- Secretary, Toni Horton, will collect the necessary information from board members and submit required information online this month.

New Business

1. Review Revisions to Resolutions

- **B -1 Dues Payment Procedures**

1. Based on information learned at the Law Forum the word “compound” was removed from Section 3 (c)

- **C-1 Administration of CC&R’s and Fines**

1. Landscape and Architectural Committee language has been changed to Member at Large.

- **C-4 Personal Property**

1. Section 3 has been changed to include language regarding solar panels and systems.

- **C-5 Site Maintenance**

1. Language regarding house, trim and roof colors has been added to Section 2.

- **C-9 Absence From Residence & Notice of Rental**

1. “President” has been added Section 2 regarding the HOA Board members the homeowners would notify regarding rentals

- **C-10 Prior Approval of Site Changes**

1. Landscape and Architectural Committee language has been changed to Member at Large.
2. “the committee” has been changed to “the Executive Board”

2. Member Account Balances

- Late dues
 1. 13 residents have been mailed a 30 day notice regarding late dues
 2. Next step will be sent to attorney for collection
- Several residences have under \$100 due on their account for late fees only
- Working with our attorney on 3 residences that have very large amounts due

3. Site Maintenance

- Railing at homeowners bulletin board has been fixed
- Lot 93 fence has a temporary fix
- Receive a long list of properties that require various maintenance from member, Darlene Livermore

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1. President and Member at Large will tour subdivision and review each item on the list
 1. Most of the items on the list are regarding yard maintenance
 2. Courtesy letters will be sent to homeowners
2. A Spring Clean Up email and public notice had been planned by the Board and will be sent out to all members

Neighborhood Watch, reported by Marlyn Dinsmore

- Have received no calls
- An email was sent to some homeowners regarding 3 boys rattling door knobs in the early morning hours
- One neighbor had a package stolen from his front porch
- Will send out an email reminder to homeowners regarding watching out for neighbors with Marlyn's contact information.

Good of the Order

Comments from member, Darleen Livermore

- It is too soon in the year to transfer \$25K from operating budget, recommend lowering the amount (see Treasurer's Report section)
- Regarding the tree in the ditch complaint – the ODOT is responsibility, recommend contacting them
- Does not agree with house paint color language of "blending in with color of neighborhood". Feels it is too vague and leaves too much room for personal interpretation.

Adjournment

There being no further business, the meeting was adjourned by President Gary Willcoxen at 7:45 p.m.