

**Westview Estates Homeowners Association  
Quarterly Board Meeting Minutes  
January 13, 2026**

**APPROVED**

**Call to Order – Gary Willcoxon**

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

**In Attendance**

- Board Members: Gary Willcoxon, Cheryl Willcoxon, Jim Burns, Virginia Knabe, Toni Horton
- Homeowner: Debby Cuccia, Mark Oslie

**Minutes of Previous Meetings (read/reviewed) – Toni Horton**

- September 12, 2025 Quarterly Board Meeting
- October 12, 2025 Association Annual Meeting
- M/S/C unanimously approved both meeting minutes

**Treasurer's Report – Virginia Knabe**

- Account balances:
  1. Checking account balance as of 12/31/25 is \$38,382.51
  2. Reserve account balance as of 12/31/25 is \$70,913.60

**Old Business**

- Architectural Review Report – Jim Burns
  1. Requests received
    - Lot 8 – new fence
    - Lot 22 – house painted
    - Lot 116 – remove side fence, both neighbors agree to removal
    - M/S/C unanimously approved all requests

- Wallace Road/Michigan City Entrance – Gary Willcoxon
  1. Landscape light bulb has been replaced, all lights are working
  2. This spring the landscape company will:
    - power wash the vinyl fences
    - add new landscape bark dust
    - give bid on installing 1' pavers in front of the bulletin board

#### **New Business – Cheryl Willcoxon**

- Annual Dues Statements
  1. Mailed last week of December
  2. Payments are due January 15, 2026
  3. If not received by February 15, 2026, will be assessed 10% late fee
- Legal Matters
  4. Lot 55 – has been in collection for the past 2 years
  5. Lot 37 – in 2022 entered into mediation and settlement on funds owed HOA
  6. Homeowners have not meet their financial obligation to HOA
  7. Will request HOA attorney start legal action on both properties

#### **Good of the Order**

- Reaffirmed that homeowners are welcome to attend all HOA board meeting

#### **Adjournment – Gary Willcoxon**

- There being no further business, the meeting was adjourned at 7:25 p.m.