

Westview Estates Homeowners Association
Quarterly Board Meeting Minutes
January 7, 2025

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, Virginia Knabe, Jim Burns, Toni Horton

Minutes of Previous Meetings

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

Treasurer's Report

- Account balances
 1. Checking account balance as of 12/31/24 is \$44,332.01
 2. Reserve account balance as of 12/31/24 is \$50,881.32
 3. (M/S/C unanimously approved)
- All bills have been paid
- Annual dues statements were mailed to homeowners on 12/26/24
 1. Many homeowners have submitted their payments

Old Business

1. Architectural Review Report – Jim Burns

- Requests received
 1. Lot 58 Michigan City Lane – new roof tiles
 2. Lot 19 Lake Vanessa Circle – repair wood pecker damage and paint
 3. All request were M/S/C unanimously approved
- Neighborhood Issues
 1. Street light not working
 1. Near 1888 Michigan City Lane NW
 2. Salem Electric was notified and it will be repaired
 2. Vandalism

1. Boys popped Christmas ornaments hanging from tree (corner of Lake Vanessa and Michigan City)
2. Homeowner did not want to call the police, he will continue to try and contact the parents

2. Corporate Transparency Act (CTA) Update – Toni Horton

- Legal battle
 1. Federal Judge blocked the CTA nationwide on 12/03/24
 2. Fifth Circuit Court of Appeals granted a stay of injunction on 01/01/25, then vacated the order
 3. Reporting is voluntary and not enforceable
- HOA Board Members filed required information in the fall of 2024 and is compliant regardless of the legal battle

New Business

1. Review Resolution C-6 (Signs and Bulletin Board)

- For clarity the Board discussed making the following changes to paragraph 2
 1. Remove the word “religious”
 2. Change “the CC&R’s paragraph for signs advertising the residence for sale or rent” to “the CC&R, 2.12 paragraph allowing a sign size of 18” x 24”
 3. Possibly adding wording regarding holiday decorations
 4. Will discuss again at next quarterly meeting

2. New Tax Accountant

- Our new bookkeepers do not provide tax preparation/submittal services
- HOA Board has hired Gerald Hoots, CPA, P. C., to do the West View Estates taxes

Good of the Order

- Issue with howling and loose dogs from Lot 97 Lake Vanessa Circle
 - Received numerous complaints from neighbors
 - Animal Control caught the loose dog and put it back in the owners garage
 - Will send a letter to homeowner noting the issues and reminder of Resolution C-2, Animal Control requirements and possible fines for future infractions.

Adjournment

There being no further business, the meeting was adjourned by President Gary Willcoxon at 8:14 p.m.