

**Westview Estates Homeowners Association
Quarterly Board Meeting Minutes
July 8, 2025**

APPROVED

Call to Order

President Gary Willcoxon called the meeting to order at 7:01 p.m.

In Attendance

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

Minutes of Previous Meetings

April 8, 2025 Quarterly Board Meeting (*M/S/C unanimously approved*)

Treasurer's Report

1. Account balances:
 - Checking account balance as of 06/30/25 is \$51,860.75
 - Reserve account balance as of 06/30/25 is \$70,896.05
2. All bills have been paid
3. All budget items were *M/S/C unanimously approved*

Old Business

1. **Architectural Review Report – Jim Burns**
 - Requests received
 - 1. Lot 79 – homeowner painted the garage door avocado green prior to receiving an approval. The color is not an HOA approved color. A letter will be sent to the homeowner quoting the Resolution and requesting the color be changed to an approved color. – *request denied*
 - 2. Lot 23 – replace existing wood rail with vinyl railing – *request approved*
 - 3. Lot 74 – paint house and replace roof – *request approved*
 - 4. Lot 60 – paint house – *request approved*
 - 5. Lot 69 – repair fence – *request approved*
 - 6. Lot 2 – cut large arborvitae at the back of property. Wetlands and City have no objection to the tree removal. – *request approved*

7. Lot 116 – email communication regarding replacing fence. HOA board is waiting for completed architectural form – *request pending*
8. Lot 115 – email communication regarding new front landscaping. HOA board is waiting for completed architectural form – *request pending*
9. Lot 119 – email communication regarding replacing entire home or building an addition. HOA board is waiting for completed architectural form – *request pending*

2. Accounts Receivable Aging Report – Cheryl Willcoxon

- All late annual dues have been paid in full.

New Business

1. Compliance Report – Cheryl Willcoxon

- Since January 26: 26 informal notices, 4 formal notices and 1 fine letter sent

2. Complaints

- Received numerous complaints regarding barking dogs
- Two black labs were running through the neighborhood, homeowner was notified and has since contained the dogs
- Lot 97 received a letter regarding the dogs and yard maintenance

Good of the Order – no items were brought up for discussion

Adjournment

There being no further business, the meeting was adjourned by President Gary Willcoxon at 7:48 p.m.