

Westfield Estates HOA Board Meeting Minutes

Meeting Date: February 17, 7:30 p.m.

Held at the home of Stewart Rodgers

In attendance: Larry Henson, Stewart Rodgers, Tony Daly, Brenda Ory, Julie Hillman, Brigitte Tucker, Mike Southerd.

Stewart called the meeting to order.

The first item of discussion was the number of homeowners who are delinquent on paying their HOA dues. Welch provided us with a list of five homeowners, one of whom is now making payments. Stewart will talk with one of the families on the list and board recommended that a representative from Welch personally visit the other three homeowners. It was realized that one of the homeowners had moved so we need to find out what happened with the closing of their home in regards to the delinquent payment. Stewart notified Welch of the situation and will have Brian follow up to make sure we are current with the new homeowners.

Brenda pointed out that the budget will have a shortfall because of the delinquent homeowners that will cost other homeowners more in dues. The board discussed educating the HOA members about the effect of delinquent dues on every homeowner in the association.

The next discussion item was regarding landscaping. We've received two bids and discussed whether we want to continue with the landscaper we've used previously—On the Grow. Their company bid was the best and the board discussed that it was generally happy with its reliability during the previous year. Mike pointed out that he'd like to see a lower mowing cost. Tony suggested we require them to clean out the filters as part of our contract because dirty filters leave dead spots in the yard. The board agreed and Stewart volunteered to contact the owner and negotiate that into the contract, with the stipulation that we would hire him if he agreed; specifically, there needed to be three periodic cleanings of the filters.

Brian from Welch provided the board with a report on his recent drive through of the subdivision—he had no violations to report. Brenda questioned whether a homeowner installing a beige fence should be contacted and the board agreed that Welch should contact them and ask them to submit a letter for a variance for the beige color just to have on file.

Stewart sent an email to Brian at Welch with all of the discussion items.

No other business came before the board. The next meeting is scheduled for April 14, 2010, 7:30PM.

Stewart motioned for the meeting to adjourn; Larry seconded, all voted unanimous and the meeting was adjourned.