

## **Westfield Estates HOA Board Meeting Minutes**

**Meeting Date: October 21, 2009, 7:30 p.m.**

**Held at the home of Stewart Rodgers**

In attendance: Tony Daly, Brigette Tucker, Julie Hillman and Stewart Rodgers

Stewart called the meeting to order. Brigette proposed that we approve the minutes from last time, Stewart seconded. The motion was amended to approve all previous minutes brought before the board. The motion passed unanimously.

The first item discussed was the Welch assessment letter. In reviewing the dates of the letter, Julie reminded the board that the timing of the bill was discussed the previous year and that a consensus was reached that we would try to send the bill out earlier so residents weren't hit with such a large bill near the holidays. It was decided that Stewart would contact Brian at Welch and ask him to send it out September 30 of next year so we would begin receiving by Oct. 30.

The board discussion moved to follow up on a few items from last meeting:

- The landscaping out front is looking okay. We haven't yet have a problem with leaves piling up and needing removal.
- What is the status of the two liens against the two homeowners who have not paid their HOA dues? Stewart said he'd have Brian from Welch send the board members an email with an update of the status. The question was raised about what we will do if those same homeowners don't pay their bills again this next year. Stewart said we'll have to wait and see what their reaction is to the first lien and go from there.
- All the yard/street lights in Phase 3 have been repaired and are working again. However, Larry Hensen had noted to Julie that one lamp appears is either not working again or has been purposely turned off by a homeowner in front of 823 N. 3550 West. Julie said she would drive by tonight to check and report back to Stewart. If that is the case, we'll have to follow up with the homeowner to make sure that problem is fixed and the light is back on permanently.
- Tony said "He was wrong!" about what he thought was a problem causing standing water issues in one of his neighbor's yards. After some investigation, he found that he had a broken line underground. He has made the necessary repair and the problem seems to be fixed.
- Review of the budget: all items are as in previous annual budget except there will be an adjustment to the insurance budget as Stewart has found us a better deal that will result in savings for the HOA. Tony and Stewart decided that they will again do the snow removal for the winter, but residents of the HOA need to realize they are doing it for free and somewhere in the future, we may have to spend the money to hire it out.
- The block party didn't work out for this year. The board decided not to worry about it again until next summer and try to find a more suitable date.

The next WEHOA Board Meeting will be held on Wednesday, November 18, 2009, 7:30 p.m. at Stewart's house. Stewart moved that we adjourn the meeting. Tony seconded and the motion passed.