

Westfield HOA, Phase 3
Board Meeting
6/18/08

Those in attendance: Denise Daly, Stewart Rogers, Mike Adams, Tony Daly, Julie Hillman, Mike Beaudry, Brenda Ory, Stewart Rogers. Liana Brennan participated via telephone for the formal voting on the board positions.

Denise Daly called the meeting to order at 7:29 p.m, and called for nominations for board directors: Secretary, Treasurer and President.

Julie Hillman nominated Liana Brennan for Secretary of the board of directors, Larry Henson seconded the motion. The voting was unanimous and the motion carried.

Tony Daly nominated Mike Beaudry for Treasurer of the board of directors, Stewart Rogers seconded the motion. The voting was unanimous and the motion carried.

Larry Henson nominated Stewart Rogers for President of the board of directors, Mike Adams seconded the motion. The voting was unanimous and the motion carried.

Stewart asked that the board consider putting together a vision statement for the board. Mike B. said he had a template of one used in a previous HOA board he served on. Several members of the board thought this was a good idea. Stewart asked everyone to think about what they would want it to include and get back to him. (Via e-mail).

Liana stopped participating in the board meeting via phone at 7:40 p.m.

Members of the board began discussion the needs of the association to move forward. First item: we are generally unhappy with the quality of landscaping that has been done (or not done) in recent weeks. Larry, Stewart, Julie and Denise all got additional landscaping bids which were partially presented and discussed. The board decided to take a few more weeks to decide what to do while Brenda O. get several additional bids. Stewart made copies of the current proposals and gave them to everyone for review. All quotes need to be ready by August so a decision can be made and we can prepare for the August/September budget.

The board discussed the fact that Realty World has not been very effective to date in collecting dues for the HOA. As the new treasurer, Mike B. will sit down with RW and find out: checking balance; budget and actual expenses to date; finalize the budget and finance reports, get an itemized list of all outstanding dues and clarify how that is being addressed; itemized expenses and billing cycles for all expenditures and utilizes.

Julie raised a concern that we may not being paying for the right power bill. She will

follow up to find out what bill we are actually paying.

Stewart brought up the issue of covenant enforcement. The board discussed how long should we give violators before we begin enforcement. The board decided to move forward with notifying homeowners of violations and giving them 15 business days to contract a plan for resolving the violation. The homeowner with the violation should contact RW within that time frame in writing with proof they are moving forward with a plan to resolve the violation. Stewart Rogers made a motion to move forward with such a plan, and Tony Daly seconded it. Voting was unanimous and the motion passed.

Stewart will sit down with Realty World to talk about the above issue as well as following up on lawn maintenance, light maintenance and enforcement issues.

Mike A. brought up concerns about how the nominating committee was treated at last weeks annual meeting. He asked that the board offer some kind of apology to them. The board's general discussion was that this needs to be "water under the bridge" and everyone agreed. The following phrasing was generally agreed upon to be in the thank you card: "Thank you for serving on the Nominating Committee and sorry it turned out poorly. We look forward to seeing you at the block party."

The board discussed when the next meeting should be. August 13 was the date decided upon, place TBA.

Stewart thanked Denise D. for her past service as board president. Everyone concurred.

Julie moved to adjourn the meeting. Mike Adams seconded the motion and everyone agreed.