

Westfield Estates HOA Board Meeting
Tuesday, June 2, 2009
7:15 p.m.

In attendance: Larry Henson, Stewart Rodgers, Tony Daly, and Julie Hillman.

Stewart called the meeting to order.

Stewart told the board it needed to discuss a couple of issues recently brought to our attention by Welch, our management company, concerning several homeowners.

The first one concerned a complaint against Mike Adams regarding his side yard not being finished. Stewart talked to Mike who indicated he is filling his side yard with pea gravel for now, but later on will pave it. This is a temporary fix because when he has more work done in his back yard, the work truck will need access to the back of his property and would likely crack any cement it has to drive over. Stewart told Mike the board will okay his plan if he will put it in writing. Mike said he would get something to the board.

The second item concerns the Shane Gowan property. Mr. Gowan owns a corner lot on 775 North, but has a problem with RV pad being too small to park his boat on it if it has to be behind a fence. Therefore, he was requesting a waiver so he can park his boat without a fence/screen.

Mr. Gowan came at 7:30 p.m. to meet with the board. The board informed him that they didn't feel like they are in a position to grant him an exception to the ordinance in question because it was voted on at last year's annual meeting and passed unanimously, so he needs to find a way to comply with it. After discussing the situation with the board, three possible solutions were recommended to the homeowner: 1) He could do some creative engineering on the fence to help it fit; 2) Park his boat in storage off-site; 3) Create a new RV pad on the Northwest corner of his property, fence it, and park his boat there. Mr. Gowan agreed to pursue one of the three options and to write a formal letter to the board stating his short and long-term plan for coming into compliance with the ordinance. The board expressed to Mr. Gowan that they would try to work with whatever his request states as long as he has a clear path/timeline for coming into compliance. Mr. Gowans left the meeting.

Stewart asked the board what their thoughts were on the current budget being presented to the homeowners. Julie, Larry and Tony said they felt like it was appropriate and accurate. Stewart discussed the logistics of the next Annual Meeting that is scheduled for next Thursday, June 11, at the Layton library. Everyone agreed the proposed agenda is acceptable.

Stewart moved that the meeting was adjourned. Larry seconded it. All agreed—
meeting adjourned.