

Westin Hills Townhome Owners Association Board of Directors Meeting
October 17, 2017 3 PM Saddlebrook Library
Attending: Susanne Claire, Lee Schaller, Richard Furst, Ryan Liberty and Allison from
PM Morgan

MINUTES

1. Minutes for September meeting were approved.
2. Zachary presented the monthly financial report and checks for approved invoices. Checks were signed to 16 members who provided water for the fence power washing and for Best Lawns, ABE's trash, Integrity Tax, PJ Morgan, and H2O power wash co. Zach reported he has not received the final invoice from "Tom and Ron's" for fence work. Cara will investigate. One member account is \$400 in arrears and will be turned over by Cara to the collections firm.
3. The Board voted to approve the purchase of a new CD at SAC FCU for 18 months to replace the one maturing at Pinnacle this week.
4. The Board voted to approve the proposal for Liability Insurance from *Farmers Insurance Co.* and to pay the annual premium due by November 4, 2017.
5. The final invoice from Shavers Decorating has been approved and a check issued bringing the project to a close. The project total for all 100 units over two years is approximately \$142,056 (\$72,236 in 2016, rest in 2017).
6. The Newsletter DRAFT was reviewed and some changes will be made before mailing, hoping to get it out yet this week. A request for nominations to the Board will go out with the Newsletter. A timeline for the election of a new Board Member was agreed to: candidate names received by Nov. 17th, Ballots to go out December 28th and returned by January 12, 2018, notice of Annual Meeting mailed out Jan. 2, 2018, and Annual Meeting on January 23, 2018. This year's meeting is a bit later than normal in January.
7. Discussion was held concerning our need to sign a new contract for lawn, snow, and sprinkler service because our present contract expires April 1, 2018. Cara will investigate a few questions and concerns brought up during discussion and the Board hopes to make a decision in November's meeting because it bears on our 2018 budget and making sure we have a good company ready to provide services beginning right away in the Spring. A two year contract term is appeared likely.
8. Discussion of ACR's and it was noted that no City Building Permits have been forthcoming which were required on Deck remodels. Cara will investigate.
9. There being no further business, the meeting was adjourned. Submitted by R. Furst, Secretary-Treasurer.