

WESTIN HILLS HOA BOARD MEETING: MINUTES
AUGUST 8, 2016 AT PJ MORGAN OFFICE;
NEXT MEETING 3 PM AT SADDLEBROOK LIBRARY ON SEPT. 12TH
ATTENDING: Susanne Clair, Lee Schaller, Richard Furst, Cara Woosley, Zachary Ahlf

1. Minutes read and approved from prior two meetings.
2. Review of Finances resulting in approval for an audit of all 2016 financial transactions to be conducted by "Integrity Business Services" at an estimated cost up to \$1,400. Also reviewed the status of monthly member Fee collections and agreed that Zachary will issue monthly statements to all those from whom we have not received a response or are in arrears. Our goal is to have everyone current by the time of our next meeting. Anyone still in arrears at our next meeting will be on our agenda for specific followup assignments. Zach and Cara will exchange information as it occurs regarding Fee related contacts with members.
3. Susanne provided an update on the painting project. Another meeting will be needed to nail down some of the final details such as:

Do we have final list of the 2016 "50"?

Do we still agree to pay an extra charge to Shaver's for a house color change since we are approving the use of the new "Duration" paint product (Sherwin Williams)?

Do we consider an 8 year painting cycle with this new, better, costlier paint product?

Are all the details known and accepted by all parties regarding payment and charges for extras such as color changes to garage doors, gutters, downspouts, and any trim /fascia?

Need a letter containing all necessary information going out to the people scheduled for this year, ASAP. Are we painting gutters that have just been newly installed?

Are we accepting an increased charge from Shavers for the Duration paint in 2016? What about 2017? How much, have we discussed and approved officially?

4. Discussed difficulties at times in reaching Cara on phone.
5. We need to obtain certificates of insurance from Zachary and Cara for their businesses.
6. Cara will bring a report to the next meeting with all the details of our insurance coverage: policy, agent, premium, options and coverages. (the fence?)
7. Zachary will take a run at obtaining all the financial reports and bank statements from Lamb Real Estate for 2016; Susanne will provide Zachary her copy of all financial reports she has (BUT SHE NEEDS HER ORIGINALS RETURNED TO HER).

8. Lee requested that Cara, or somebody, conduct a thorough analysis of all the documents, records, meeting minutes, etc. that we are owed by contract from Lamb Real Estate and confirm in a written report to the Board that we have confirmed with a checklist that all items are in our possession or are referred to an attorney for collection of same.
9. Discussed a phone call from Mary Ann Hayes, president of our SID regarding a new state law effective 1-1-17 "requiring the SID to provide trash hauling services throughout their properties". This is all new information to them and certainly to us. Mary feels it is a "no brainer" because it would immediately save the HOAs about \$13,000 annually. Board feels we need to know a lot more about this and expect an official letter at least from the SID attorney, Brian Doyle. We have an active contract with ABE's today, like it, want to continue it, like being ABE's customer not the SID's customer, etc . Lots of questions. Lee has researched and printed off a copy of the actual law/legislative bill and it is available for reading. Nothing decided.
10. We agreed that the only "special item" we budget for in our financial plan is the paint cycle. No money need be accrued and reserved for anything else at this time.
11. Meeting adjourned.