

WESTIN HILLS T-HOA BOARD OF DIRECTORS MEETING MINUTES

January 14, 2021

Zoom Conference Call

Attending: Mike May, Ed Honig, Cara Woosley, Zachary Ahlf

1. December Meeting Minutes were approved as written.
2. Zachary presented the financial reports. Zach reported that all financials looked good and we will be under budget for the year. Zach reported 1 current member is one month behind and he will reach out to them. One member, who recently moved away, still owes over \$800 and the Board is considering turning over to a collection agency. The date of the next maturing CD is January.17 at Cobalt Credit Union. Ed will take care of renewing it for 1 year. Mike and Zach were in agreement.
Zachary reviewed December costs and said we were in great shape financially for the year, however Clif has not yet billed us for the fall sprinkler systems shutoff which is \$2500.
3. The Board reviewed and approved 3 invoices that had been submitted, 1 to Zach and 2 to P.J. Morgan. One check, to Clif, was not approved and will be returned to be corrected.
4. Cara is planning to mail out a packet by the end of January with information normally presented at the Annual Meeting. Last week she sent out a mailing requesting volunteers to serve on the Board
5. Cara sent Board members copies of 2 bids she received from contractors for the next round of painting our townhomes. These bids were discussed. Both contractors participated in the last painting. We decided to table the decision until next meeting. The actual painting is scheduled to begin in 2022.
6. Mike said he has talked to a few members who said they are not getting the Blast emails or Member emails concerning information about the HOA because they don't have email accounts and have not received mailings. Mike recommended we mail newsletters to all members. Mike stressed we need to continue to improve communications with Members.
7. The Board discussed the times Clif came out in December to remove snow and if what he charged for each event was reasonable and was according to his contract..
8. Mike is going to serve as President going forward and Ed will serve as Secretary until some more members volunteer to serve on the Board.
9. The February meeting will be held on Thursday, February 11 and will probably be a Zoom Conference call.

Meeting Adjourned. Respectfully Submitted, Ed Honig