

MINUTES

Westin Hills Townhome Owners Association Board of Directors Meeting July 10, 2018
Attending: Lee Schaller, Ed Honig (via Facetime), Cara Woosley, Zachary Ahlf, Richard Furst and members: Jerry Hoban and Nancy Nothwehr.

1. June 12, 2018 Meeting Minutes were approved with one minor change Lee will send to Cara so they may be published on the PJ Morgan web site.
2. Lee distributed an update of the Directory List and Contact information she has been working on. The listing is nearly complete with 15 addresses remaining whose owners have not responded. Doing our own digging into County Records we can determine a LOT's ownership but we cannot determine who lives there or how to contact the owner or resident. This remains an open issue. Lee will work with Cara to issue name-and-address-only Directories to those members requesting one from Cara. Some addresses may be left blank or noted, "No Information Provided".
3. Zach presented the financial status and reports. Three checks were presented, approved, and signed (for ABE's, PJ Morgan, Integrity Tax). No other expenses were presented or approved. The Board approved the opening of a new Money Market account with a higher interest rate than our present Pinnacle Money Market account. Zach will work on this during July. Our CD's will be reviewed during the rest of 2018 to evaluate our placements and determine if any changes are in our best interests. We are right on target with our budget total income and expenses as of the end of June.
4. The Board reviewed our collections policy and approved the filing of a Lien on a qualified property in arrears. Zach and Cara will coordinate to file and record this immediately with our attorney.
5. The Board discussed aspects of the City Annexation and took input from Jerry and Nancy regarding trash service and questions concerning responsibility for trimming plant undergrowth in their fence boards. The Board approved the distribution of an input survey regarding trash services that Cara will send to all members hopefully by this coming *Friday the 13th*.
6. The Board discussed taking action to obtain bids for tree trimming to take place over the winter months. Lee and Cara agreed to work on a best method for obtaining owner approval for their trees, avoiding Ash Trees *that have not been treated*, and incorporating this information in to our next Newsletter to members.
7. Cara presented and the Board discussed the current status of her records and Lee's records documenting problems and complaints from members and resolution of these.
8. Items carried forward to the next meeting included: Newsletter items (rain sensors for sprinkler systems and the MUD rebate offering, driveway manners, concrete repairs needed); and our Priority of Goals for 2018.
9. The meeting was then adjourned due to loss of a quorum.
10. Next meeting dates August 14th (Panera's 10 AM), September 12th (PJ Morgan office 10 AM).