

WESTIN HILLS T-HOA BOARD OF DIRECTORS MEETING MINUTES
JULY 16,2020

PJ MORGAN OFFICES MEETING ROOM

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

1. July Minutes approved. Zachary presented the financial reports. Zach reported that all financials looked good and we are very close to on budget. He reported 4 members were in arrears but only 2 were a concern and Cara would follow up with them. Cara reported a new owner bought the Bacon property on Tibbles and the title company owed a portion of the unpaid fees.
2. The Board reviewed and approved all invoices
3. Cara reported on the warehousing and delivery business operating out of a Townhome garage on Saratoga Street and said our attorney was filing a complaint with the courts and he would also notify the owners of what he has done. Cara said the Townhome is owned by a couple whose son is running the business.
4. Ed brought to the Board's attention that Clif had applied something to the lawns after he mowed last week without notifying the HOA members of what he was doing. Cara said she send Clif a letter reminding him that if he did any work other than mowing, he must notify members a day or two in advance. It was also mentioned that Clif really needs to have his drivers slow down their mowers. They travel way too fast when operating the riding mowers. Cara said she would discuss that issue with Clif.
5. Cara reported she was soliciting bids from Contractors for the new mowing contract. She will send Board members a copy of the scope and bid sheet and a copy of the 3 bids she has received. She also informed us that Clif will keep pricing the same if awarded the new contract.
6. The Board reviewed Richard's Painting Schedule and Painting Budget Analysis paper. Painting of Townhomes will occur over a 3 year cycle, 2022, 2023 and 2024. Cara already has 3 bids. Richard explained the 4 step painting process, the process necessary if owners want to change the color of their Townhome and what is involved with painting garage doors. The contractor winning the bid will host a painting meeting and invite members. The process will be managed using Townhome ACR's.
7. The next meeting will be on August 13 from 10:00 AM to Noon, and will be a Zoom Video Conference call. Cara will send out invites.

Meeting Adjourned. Respectfully Submitted, Ed Honig, President