

WESTIN HILLS T-HOA BOARD OF DIRECTORS MEETING MINUTES

February 11, 2021

Zoom Conference Call

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

1. January Meeting Minutes were approved as written.
2. Zachary presented the financial reports. Zach reported monthly financials were pretty normal. We received a \$100 payment on the Bacon property and Cara said we would get a \$400 payment from the Title company for the same property on Friday. At the end of January one member was 2 months behind, February will put her 3 months behind. Cara will try to reach out to her. No CD's mature until September.

The Board reviewed and approved 3 invoices that had been submitted, checks will go to P.J. Morgan Zach and Clif. Clif's was for \$15,170 for January snow removals.

3. Cara is planning to mail out the annual meeting packet with information normally presented at the Annual Meeting. Includes Zach's Financial letter and charts, 2020 Accomplishments and 2021 Goals, and an announcement that we are accepting all 3 volunteers onto the Board, expanding to a 5 member Board. She is also sending a "request for contact information" sheet as there are many members who have not yet provided us with information concerning how we can get in touch with them.
4. Cara said the sections of the Declaration of Covenants, Conditions and Restrictions of Westin Hills Town Homes that were previously amended have been updated and will be proof read this coming week.
5. Cara said there was a complaint on the Complaint Log this month. A member reported that during snow removal, a concrete block that supported a rain gutter downspout got pushed to the opposite side of the driveway and was too heavy for the owner to move back by himself. Clif agreed to take care of this issue. Mike said they did some damage to his lawn also.
6. We agreed to wait until the new Board members joined the group to decide the paint contract. we will consider at the next meeting. Cara will send copies of the bids to the new members for them to review.
7. The March meeting will be held on Thursday, March 18 and will probably be a Zoom Conference call.

Meeting Adjourned. Respectfully Submitted, Ed Honig