

Westin Hills Townhome Owners Association  
Annual Meeting of the membership  
January 15, 2019, 6:00 PM, at *Ragazzi's Pizza Restaurant*

MINUTES

1. The meeting was called to order by president Ed Honig and roll call was taken. The list of attendees (18 people representing 16 of our 100 member units) is on file at the PJ Morgan office.
2. The minutes were approved from the January 23, 2018 annual meeting.
3. Zachary Ahlf presented the financial results for 2018 and the budget for 2019. He answered questions and the Board lead discussions regarding trash service, lawn care, tree trimming, overseeding of lawns, and sprinkler timers being replaced. Zachary highlighted our successful financial results such as underrunning our budget, increased interest income, and the maintenance of necessary reserves in our accounts. In response to questions from the floor, the Board answered that we intend to complete the contract term with ABE's through 2019 and then not renew the contract thereby defaulting to City Service for trash removal in 2020; also, our intent is to oversee the lawns in 2019 and again in 2020, not beyond; further tree trimming of back yard trees will take place either this Spring or in the Fall of 2019.
4. Cara reviewed the plans for election of a third Board member. Nomination Forms will be resent by February 1st to be returned by February 13th; Ballots to be mailed out by February 15th and due back by March 1st. One Board Member, Lee Schaller, moved from the area late in 2018 and in Lee's final meeting in November the Board appointed Richard Furst to complete her term when his ends 12-31-18. Richard will serve as Secretary, Ed as President, and the new board member as Vice President.
5. Ed reviewed a list of 2018 accomplishments and 2019 goals. That list is attached and made part of these minutes but included achieving contact records for 90% of our members and renters, issuing 3 Newsletters, completing two special projects, better record keeping of calls to Cara regarding problems, complaints, comments for followup that are reviewed at each Board Meeting. For 2019 he included achieving 100% contact information for members and obtaining proof of home insurance from all members as called for in our Covenants.
6. During the Open Discussion period, Ed and Cara further explained the reasons why the Association is interested in obtaining the proof of homeowner insurance, just the declaration page. The Covenants require this and it has not been done in the past so none of us are accustomed to it. The records are kept securely at the PJ Morgan office and are not shared with anyone. Following are some of the points made during the discussion. Living in a duplex with a shared common wall and not always knowing and not controlling the ownership of the adjoining property makes this an important issue for the safety and security of our members. Some homes are not owner occupied. Some homes are occupied by smokers which can add fire risk.
7. There being no further business come before the Board, the meeting was adjourned at 7:10 PM with many members taking home good leftovers. Minutes respectfully submitted, Richard Furst, Secretary.