

Westin Hills Townhome Association Board of Directors

Meeting Minutes for June 13, 2017; Saddlebrook Library 3:00 PM

In attendance: Susanne Clair, Lee Schaller, Richard Furst, Alison Obitz for Cara Woosley, and members per attached list.

1. The May 16th meeting minutes were approved pending a correction to be issued.
2. Financial reports through May were provided by Zachary and distributed by Alison, Susanne reviewed some highlights for the members present. Three invoices were approved and checks signed; *PJ Morgan, Tom and Ron Fence repairs, Integrity Business*. Some member questions were answered regarding the amount of cash reserves that are needed and how much we actually have on hand.
3. Nancy Case is working with Cara on a fence repair that was missed.
4. Susanne presented a motion which passed 2-1 following discussion; for renewal of our CD that is maturing June 21st. She will obtain the proceeds from Pinnacle and deposit them at SAC Fed Credit Union.
5. General discussion of lawn care and Alison distributed to Board Members a preliminary information sheet showing bids received so far for lawn care and snow removal. Some complaints were voiced by members and Alison took notes regarding difficulties reaching Cara and obtaining timely responses on ACR's and some problems with ACH payments. Alison will follow up with Cara and with Zachary regarding ACH payment problems. Members were instructed to communicate through Cara regarding any problems involving BEST LAWNS rather than contacting Cliff directly.
6. Alison presented an ACR for a new deck from one of the members. The ACR was not approved and referred back to the member for more details than were provided.
7. Shaver's has begun the power washing, repairs, and painting of our scheduled 50 homes on this year's cycle. Alison will followup on complaints that were brought up by members in a prior meeting.
8. The letter from our attorney which was conveyed to all members on June 5th regarding our Covenants and ownership of the perimeter fences came under discussion. Richard reported that The Association has already incurred expenses cumulatively well *in excess* of the recent insurance claim settlement by over \$12,000 and he referred to the attorney's and our cover letter to answer questions regarding future responsibility for fence maintenance and insurance. Many questions, answers, and opinions were offered up during the discussion. Lee Schaller repeated the Board's commitment to follow the Covenants for the Association.
9. There being no further business coming before the Board, the meeting was adjourned.
10. Submitted by Richard Furst, Secretary-Treasurer