

Westin Hills Townhome owners association Board of Directors

Meeting Minutes, September 11, 2019

Attending: Ed Honig, Lee Schaller, Cara Woosley, Zachary Ahlf, Richard Furst, and member, Mike May

1. August meeting minutes approved for posting on PJ Morgan web site.
2. Zachary presented financial reports, budget status through August, a draft of the 2020 budget, issues surrounding a bankruptcy in among our collections activity, pointed out a CD maturing soon, and presented invoices for approval and checks for signing.
3. The Board authorized Ed to renew the maturing CD when he returns to Omaha and discussed a letter that Cara will send to Best Lawns regarding invoicing for services not scheduled with the property manager and not included in our line item budget. Also, discussed the general issue of communication with Cara not taking place when needed from Best Lawns.
4. Zachary reported that there will be a double invoicing in December from ABE's trash service in order to bring the year to a close with all current 2019 services paid up.
5. Cara reported on "all member Blast Email", reviewed the complaint and resolution log, reviewed the status of a foreclosure in progress, updates on changes in ownership or renters, no change in homeowner insurance compliance reporting, and nearing completion of the required fence repairs by affected owners. Cara also presented a draft letter from her to Best Lawns that she was asked to revise (include that a price quote in his contract is not authorizing the action for invoicing) and submit for Board approval and then send.
6. Cara presented and Board discussed the October Newsletter and she recommended that a separate letter be sent to members in November timeframe regarding the Association's change in trash service set to take place January 1, 2020.
7. Cara reported a location is still being sought for the annual meeting.