

Westin Hills Association
Annual Meeting
Tuesday, September 22, 2020

Meeting Minutes

The following Board members were present: Jodi Heer and Karen Guilfoyle

P. J. Morgan representative, Cara Woosley was also in attendance

The meeting was called to order at 6:03 pm.

Welcome & Introduction

Financial/Review of 2021 Proposed Budget

Lawn care was a major expense in 2020. Lawn care expenses include weekly mowing, chemical application, edging, aeration, and over-seeding. Legal & professional expense included the HOA hiring an attorney to assist in collection of dues on a past due owner. The HOA was successful in collecting the full amount due. As of 8/31/2020 the association has \$28,809.13 in the operating account and \$65,205.00 in the money market account. The HOA has two CD's at Dundee Bank, one that is \$21,610.73 and the other that is \$21,803.98. The HOA & Management Company was successful in the collection of association dues and closely monitoring accounts. The Board of Directors will continue to use any available source to collect the balances including liens, foreclosures, or personal judgements if the situations warrant.

Trash Services

The HOA will be discontinuing the private trash services with Abes and will be utilizing City Trash Services starting at the end of November when the new City contract goes into effect. Additional information will be sent out to homeowners with details about the switch.

Painting Update

The Board of Directors and PJ Morgan Real Estate have been working with Gerst Painting on several warranty items from the last round of painting. A demand letter was sent to Gerst Painting requesting items to be addressed. Unfortunately, due to the low quality of paint used during the last round of painting the HOA will need to look at painting homes again by 2022. Inspections will be completed next year requesting siding repairs to be completed before the HOA paints homes again. The HOA will not paint homes without repairs being completed. The HOA will also bid out a better-quality paint to allow longer times between paintings.

Board Election

Mary Ann Hayes and Jennifer Escher submitted Board Volunteer forms and will join the HOA Board of Directors. Board Position will be determined at the next Board Meeting.

Meeting Adjourned at 6:48pm