

WESTERLEY HOMEOWNERS ASSOCIATION

Annual Meeting Minutes January 29, 2007

Present

Kevin Gilfedder, President
Ed Barrow, Vice President
Cheryl Hammes, Secretary/Treasurer
Stephen Reed, Secretary/Treasurer
Robin Suomi, Director
Mike Marcolla, Community Manager, L&N
Kristie Yoder, Associate Manager, L&N
Jeanine Carino, Recording Secretary, L&N

Call to Order/Proof of Quorum

Mr. Gilfedder called the meeting to order at 7:06pm. Mr. Gilfedder certified 12% of total interests of the Unit Owners Association was present in person or by proxy.

Proof of Notice

Mr. Barrow certified that a proof of notice of the Annual Meeting was sent by US Mail or hand delivered to members of the Association as required by the bylaws.

Nominations for Election to Board of Directors

Mr. Dale Pontiff, Kevin Gilfedder, and Cheryl Hammes are candidates for the Board of Directors.

There were no nominations from the floor. The nominations from the floor were closed.

Election to Board of Directors

Mr. Gilfedder called for a motion to vote the candidates to the Board of Directors by Acclamation.

A resident made a motion to vote Mr. Pontiff, Mr. Gilfedder and Ms. Hammes to the Board of Directors. The motion was seconded and the motion passed unanimously.

Officers Report

Mr. Gilfedder reported the Association is in good standing and the 2006 budget was balanced. This is the 4th year the Association has not seen an increase in assessments. Due to inflation there may be changes in the future. Work will continue on the 2007-2008 budgets. The community is not in any fiscal problem, they will continue to balance the budget and keep spending limited to budgeted line items.

Over the past year the association can visibly see changes to the community. The landscaping committee helped design and beautify the area. Palmer's landscaping aerated and re-seeded most of the common areas. The pool was re-surfaced and the association paid \$16,000 from the reserve account. The Westerley is still under bond with Centex and they are looking to get off bond sometime this year. To date, the Association has not been responsible for snow removal. When Centex is off bond the association will have the responsibility for this service.

The HOA hired a Part-Time Community Coordinator to inspect the maintenance of the property and oversee the violation notices. This position is geared towards the maintenance of unit owners and landscape issues.

The annual Westerley Days event was held in July 2006. Volunteers are always needed at these events and a lot of planning is entailed. Last year's was budgeted for \$2,000.

A tot lot was built adjacent to the pool. The additions to the tot lot were included in the \$28k. A watering truck was scheduled three times a week to water new sod and vegetation. The wooden fence at the Augusta entrance was dry rotted and replaced and painted with treatment. Centex is responsible for planting 150 trees before bond release.

A welcome package is produced by the Board of Directors to welcome new homeowners to the Westerley Association. The Board is actively seeking volunteers to welcome new residents.

Funds have been re-allocated to a New York Life fund. The CD was going to expire and after discussions with an investment advisor \$75,000 was placed into a money market at 5%.

Community Coordinator Report

Fourteen homes are on notice and three have received fines. There are approximately ten architectural review applications. Two of which are ARB issues that will extend until the Spring. There is a due process the association follows according to the by-laws and it begins with:

- Violation Notice
- 30 days to fix or file for extension
- 10 day notice
- Appeal and hold hearing
- \$50 one-time fee or \$10 per day for up to 90 days

Parked cars in the community have been a target for vandalism. Street parking is an issue by the townhomes. Fire- lanes will be re-visited for further research on this matter. Mr. Marcolla will provide information on the Feb 19th regarding speed bumps.

Ms. Hammes discussed the Westerley Wire. This is a quarterly distributed newsletter produced by volunteers of the association. She suggested future gatherings themed with lawn and garden how-to's. She believes this will help residents learn how to properly care for lawn. Helpful educational tools can be found on Scott's Lawn website which includes the four step program.

Management Report

Mr. Marcolla gave special thanks for all the hard-work from the Board of Directors and to welcome Mr. Dale Pontiff. Looking ahead Mr. Marcolla plans to re-engineer the budget providing previous years and projecting upcoming years increases. The budget will include charts detailed with narratives for each line item.

Adjournment

Mr. Gilfedder called for a motion to adjourn the meeting.

A resident made a motion to adjourn the meeting. The motion was seconded. The meeting was adjourned at 8:00pm.

Respectfully Submitted,

Jeanine Carino, Recording Secretary