

ESTATE AT WESTBURY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

May 23, 2017

3: 00 p.m. EWHOA Clubhouse

I **CALL TO ORDER-Theresa Childers/Warren Johnson**

Present:

Warren Johnson-phone in (President)

Rocky Dunlap-on site (Vice President)

Carolyn Krause-on site (At Large)

Ralph Paine-call in (Treasurer)

Debra Schumann-on site (Secretary)

Office : Doug Skelly
Theresa Childers
Mark Megliore

Audience/Callers Homeowners: Joan Keene 708, Janet Spinelli 918, Fran Breshemin 701, Mr. Adams 901, T. Blomgren , Mrs. Nagy, Jenny Krogulski

II **OLD BUSINESS**

1. **Approval of Minutes from April-** Spelling correction noted. Motion made by Rocky Dunlap and seconded by Carolyn Krause. Approved unanimously.

2. **Construction Update-Highsmith**

Motion made to make a payout to Highsmith Construction Company by Rocky Dunlap and seconded by Carolyn Krause . Motion passed unanimously.

2A. Several complaints were made against the construction company by homeowners in the audience. A couple of board members along with office staff and representatives from Highsmith will do a walk around to evaluate the problems. Doug Skelly may also sit down with the company to discuss issues brought up by the meeting attending homeowners.

3. **Emailed updates-**Theresa will be ordering and putting up city ordinance signs relating to “parking lot rules” at various places on the property. This signage will make it easier for law enforcement to deal with potential legal violations on our property.

4. **Audit** -A discussion ensued about the need for an audit. Ralph Paine reported on the conversations he had with the auditor(s) we had engaged. However, this issue was voted upon recently* and a majority were in approval of the expenditure (* This is to affirm that the voting was done by email between the last board meeting and this one.) The audit process will go forward. This will not be a forensic audit. The cost will be

\$9500, which is lower than the budgeted amount. The need for yearly audits, “reviews”, or “forensic audits” (looking for fraud) will be discussed and evaluated during the ensuing year. Our taxes will be filed soon.

III NEW BUSINESS

1. Treasurer’s Variance Report-Theresa Childers and Mark Megliore

Report was shared and discussed. Future major expense to be included in next year’s budget will be performing maintenance on all the fire extinguishers. We are temporarily below budget in some areas, but that’s mostly due to expenses haven’t paid yet.

2. Future Plans-Warren Johnson

Warren reminded the Board of his vision statement he shared months ago. He shared feedback he’s received from some of the homeowners. The list of their priorities are:

- 2.1 regime fees reduced
- 2.2 reserves (fund) need to be increased
- 2.3 property values need to rise

Warren challenged the management company to come up with a plan to reflect these. He wants to have a broader plan in place to guide future decisions by the management company and the Board. We shouldn’t be making decisions “piecemeal”.

Concerns about the condition of the property were shared by audience homeowners. Landscaping appeared to be a major concern for all. Theresa suggested we could invite *The Greenery*, our new landscape contractor, to appear at a future meeting to field owner questions. Garbage dumpster issues were also brought up. Theresa is investigating the possibility of getting a carded gate device set up to try to alleviate illegal use of our property dumpster by some members of our surrounding community.

3. Installation of New Cameras-Theresa shared a preliminary proposal from a security camera company. The additional cameras could help take care of surveillance “gaps” we currently have around the property. More information will be forthcoming. Board members should review the proposal.

4. H.U.D. legislation re: pets –restriction of large breeds may not be able to be prevented. Theresa will be discussing options with our lawyer and checking CFR for responsibilities of pet owners for maintenance requirements of their service or emotional support animals. This could be a problem we can do little about.

5. Revised Rules and Regulations-Several Board members had some questions and concerns. This needs to be an ACTION Item.

IV ADJOURNMENT.

Motioned to adjourn by Rocky Dunlap and seconded by Deb Schumann at 5:00 p.m.

Executive Session