

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Farnell Middle School Library
May 14, 2012

Call to Order/Establish Quorum:

President Linda Bailes called the meeting to order at 7:15 PM. Present were Linda Jones Bailes, Tim Delikat, Pam Hazel, Chuck Fuller, Michelle Cardenas and Walter Pilat. Suzy Jackson was not in attendance. Jill Ellis and Linda Aubrey, our community managers, were present as were several residents. The meeting was properly noticed and a quorum of Directors was present.

Approval of Minutes:

The April meeting minutes were approved as corrected by motion of Walter Pilat and a second by Linda Jones Bailes. Vote to approve was unanimous.

President's Report:

Introduction of New Managers. Jill Ellis will be our CAM and Linda Aubrey will be doing the weekly community drive throughs.

Presentation by One Source Landscaping: Ariel Hernandez, Area Manager, One Source, reported on the 'state of Landscaping' at Westwood Lakes.

Treasurer's Report:

Financial Update: Tim Delikat reported on the financial status of the community. We are under budget by \$11,090. The ending operating cash balance is \$156,516 and the reserve cash balance is \$484,187. Twenty two homeowners owe more than one assessment and eighty eight owe one assessment.

Delinquent Accounts:

1. Lot 11019: Homeowner currently owes \$1457.54 plus unbilled legal fees. The homeowner had a Lender Foreclosure which was dismissed due to lack of prosecution. The home is currently vacant and the Association could arrange a short sale or rent the home out to recover the delinquent balance. Tim Delikat made a motion to approve Westerman, White, Zetrouer to commence HOA foreclosure on account 11019. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous.
2. Lot 07069: Homeowner currently owes \$953.82 including legal fees. The homeowner appears to reside at the residence but has not replied to correspondence from our attorney. Tim Delikat made a motion to approve Westerman, White, Zetrouer to commence HOA foreclosure on account 07069.

The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous.

3. Lot 02024: This homeowner currently owes \$3,800.52 plus legal fees. There have been numerous complaints regarding the poor condition of this home. Our attorney was successful in setting this Lender Foreclosure for a non jury trial during the week of June 19.
4. Lot 09027: Homeowner currently owes \$3,845.04 plus legal fees. Based on our Case Management Conference, a non-jury trial resulted in the judge setting a sale date for May 15, 2012. The lender cancelled the Foreclosure Sale to review all loss mitigation options. The Foreclosure Sale now appears to be rescheduled for June 12, 2012.

Bank Accounts: Tim Delikat mentioned that Community Bank changed their name to C1 Bank which stands for Clients 1st and Community 1st. Change is the name only. Resource Property Management formed a new relationship with Popular Community Bank which is offering a Liquid Money Market account earning 1.0% which is the highest seen in the industry. Our current Money Market accounts are earning 0.05% to 0.70%. Tim Delikat made a motion to transfer \$100,000 from Community Bank Operating to a new Popular Community Bank Liquid Money Market account and to transfer the 4 Money Market Reserve Accounts (totaling \$68,497) to a new Popular Community Bank Liquid Money Market account. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous.

Linda Jones Bailes made a motion to accept the Treasurer's Report. The motion was seconded by Pam Hazel and the Treasurer's report was accepted by a unanimous vote.

Manager's Report:

1. Hearing Committee – Training will now take place in the next 2 weeks.
2. Transition – BOD packets will be delivered on Fridays from now on.
3. Suzy Jackson is working on the website but was not at the meeting to provide updates.

Old Business:

Memorial Garden Plans: Linda Jones Bailes expressed concerns that spending \$80,000 or more on this project might not be something homeowners want. Chuck Fuller made a motion to put the Memorial Garden planning on hold until after the mailing to homeowners which will include a survey on community thoughts of spending money on the project. The motion was seconded by Linda Jones Bailes and the vote to approve was unanimous. Chuck Fuller will design a questionnaire.

Review/Discussion of proposed modifications to ACC Guidelines: Two issues are still open for more discussion. Linda Jones Bailes made a motion, seconded by Pam Hazel, to move forward with changes after receipt of Marielle Westerman's guidance on the fountain/ponds/water structures in front yards and the definition of vulgar and obscene, provided there were no objections by BOD members. Voting was yes by Pam

Hazel, Linda Jones Bailes, Michelle Cardenas, Walter Pilat and no by Tim Delikat and Chuck Fuller.

Street Parking: Street parking was also discussed. A motion was made by Chuck Fuller, seconded by Tim Delikat, that no letters will be issued to homeowners parked on public streets, if they are properly licensed. A motion was then made by Walt Pilat, seconded by Michelle Cardenas to table the previous motion until we receive feedback from Marielle Westerman. The vote to approve was unanimous.

New Business:

1. **Association's Role with Social Media:** Chuck Fuller made a motion that the position of the BOD is that we are appreciative of social media but that official communication with the BOD will remain as it has been, through Resource Property Management and Jill Ellis. Motion was seconded by Pam Hazel and the vote to approve was unanimous.

COMMITTEE REPORTS:

Lakes Committee.

1. Walt Pilat reported that 150 spartina plants that died were replaced at no cost to us by One Source.
2. A motion was made by Walt Pilat to approve the quote from Finn Outdoor for correction of erosion on lake banks (lakes 8, 9 and 22) in the amount of \$42,580. The motion was seconded by Chuck Fuller and the vote to approve was unanimous.
3. Lakemasters will be on-site 5/15.

Landscape Committee:

1. No updates due to time constraints.

ACC Committee:

1. See separate meeting minutes.

Activities Committee:

1. Thanks to the Committee for work on the Spring Fling.

At 9:26 PM, a motion to adjourn was made by Chuck Fuller and seconded by Linda Jones Bailes. The vote to approve was unanimous. The next meeting will be at Farnell Middle School Library on June 11, 2012.

Pam Hazel, Secretary