

Homeowners Association at Westwood Lakes, Inc.
Board of Directors Meeting Minutes
Farnell Middle School Library
December 9th, 2013

Meeting called to order at 7pm.

Meeting Minutes:

Review of previous meeting minutes. Corrections were made as to language use and spelling. Linda Jones Bailes made a motion to accept the amended meeting minutes, the motion was seconded by Susan Rose and carried unanimously.

President's Report:

Trash cans – new trash cans are not being stored properly, this is becoming a problem, a letter was in the newsletter reminding homeowners to store them properly, Linda Jones Bailes made a motion to allow a non-punitive letter to be sent out to homeowners beginning January 15th, the motion was seconded by Susan Rose and carried unanimously.

Treasurer's Report:

Review of delinquent accounts, foreclosure statuses, and bank accounting information.

Property Management Report:

HOA payment coupons have been mailed, Board Orientation will be taking place in January, bids will be obtained for the broken bricks in the neighborhood.

EF&P Report:

Linda Jones Bailes explained the new process, the committee will meet prior to the Board of Directors meeting and must be properly noticed. Pam Hazel made a motion to approve this as the final version of the Enforcement & Fining Process, Linda Jones Bailes seconded the motion and carried unanimously.

Other Business:

Susan Rose advised that the language in our rules and regulations needs to be updated to reflect the new trash and recycling schedule. Linda Jones Bailes offered to update our documents, Pam Hazel made a motion to amend and publish the new trash collection schedule, the motion was seconded by Susan Rose and carried unanimously.

Landscape:

Discussion regarding the OneSource contract renewal options, there is a one year extension proposal to be presented at the next meeting. Sidewalks need to be pressure washed and bids will be received.

Fining Candidates:

Lot#10010 Homeowner did not request a hearing and the fining scheduled to start on 11/13/2014.

Lot #4058 Pam Hazel made a motion to give the homeowner until December 18th 2013 to correct violations, if not corrected they will move into the EF&P, the motion was seconded by Linda Jones Bailes. Pam Hazel, Linda Jones Bailes, Susan Rose voted in favor, Walter Pilat opposed, the motion carried.

Lot# 5018 Pam Hazel made a motion to move into the EF&P, the motion was seconded by Linda Jones Bailes and the motion and carried unanimously.

Lot# 7067 Linda Jones Bailes made a motion to delay moving forward into the EF&P until next Board of Directors meeting, the motion was seconded by Susan Rose and the motion and carried unanimously.

Lot# 17075 Linda Jones Bailes made a motion to move into the EF&P and send letter B, the motion was seconded by Susan Rose, Linda Jones Bailes, Pam Hazel, Susan Rose were in favor, Walter Pilat and Julie Morales opposed, the motion carried.

Activities Committee:

Will be meeting in January to plan activities for the year, date to be announced.

Adjournment: The meeting was adjourned at 9:01PM. A motion was made by Linda Bailes Jones to adjourn the meeting. The motion was seconded by Pam Hazel and the motion carried unanimously.

Next meeting: January 13th 2014

Farnell Middle School Library

Submitted by Julie Morales, Secretary.