

WESTVIEW HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES
WED NOV 9, 2022 @ OLMSTED FALLS LIBRARY

MEETING MINUTES

Call to Order: 7:35pm

Attendance: AJ, Jen, Laura, Megan and 4 residents

Officer reports:

Treasurer: Update on collections and budget. We implemented the collection policy and were able to collect \$15,071 in past dues so far. We did allow payment plans for those with older dues. We were able to collect \$50,855 through our new online payment option Cheddar Up, 34% of our total deposits.

Question: How much in past dues exist? 40K going into this year. Placed 6 liens, 2 rounds of collection letters, moving to attorney letter next.

Old business:

Playground update: We have struggled with getting information and quotes from the company that we were working with. We have investigated other options and are finally moving forward. Progress should resume in 2023. Phase I completed and paid for. We never paid the prior company for Phase II. Not assessing again for the playground. Discussion about cameras in pool, playground, and basketball courts. Basketball court situation was better this year, addition of garbage cans helped with trash, locking up courts for winter soon.

New business:

Need to elect new board members, Specifically, a secretary. Motion to elect Tamara Gurchik as secretary. Second. Third. Tamara Gurchik elected as secretary.

Anyone is welcome to volunteer to join the board of trustees. Let a board member know if you are interested!

Raise of annual dues and communication of such. Dues will be raised to \$350/year. Due to inflation, all costs are up. 2015 was the last dues increase. Discount for residents 62 and older remains.

Additional discussion of budget/financials:

Biggest expenses: pool management company, pool payroll

Did we get bids for pool company? Only about 4 options in our area, we are currently using the company that has provided us the best and most reliable service. Pool was only closed 3 times during the summer due in part to proper upkeep and full staffing. We employed our own lifeguards this year.

Reserves – per Bylaws, our Reserves must cover entire cost of replacing all major capital items (Amendment B to Paragraph 5 of the quit claim deed). The cost to replace all major capital items is \$500,000-\$600,000. Over the last 2 years, we have had about \$120,000 in reserves.

Last assessment prior to playground assessment was in 2014 for \$200, which covered improvements and started reserve fund.

Resident inquired about an audit. Board unsure of last audit, as all members new within last year. Board has lots of prior records, but still reviewing.

Further general discussion:

Low attendance at HOA board meetings – 426 houses, hope to get more people engaged
Currently collecting contact info via website and mailings, to be consolidated for more streamlined communications. Also have website and Facebook page.

Budget meeting TENTATIVELY scheduled for Feb 8, 2023 at the Olmsted Falls Library.

Meeting adjourned: 8:28pm