

HOA Meeting
July 12, 2018

AGENDA

- Financial Updates
- Commons Area Updates
- Board Positions
- Proposed Covenant
Amendments
- Open Forum
- Future Dates

Attendance

Meeting convened:
7:19pm

JeriLynn Taylor

Shawn Sampson

Arlene Patterson

Felix Lococo

Richard Siegenthaler (Director)

Deb Shoffner (Treasurer)

Kristi Arends (President)

Matt Hermes (Contracted Landscaper/Non-Voting Presenter)

7 Westridge HOA Addresses Represented/7 Votes

Common Areas Update

- Matt, from Premier Landscaping, discussed these issues:
 - Dead trees by the shelter, they will be pulled in the next week. Replacements will be installed in September.
 - Bid presented and accepted by homeowners approx. \$1,200
 - Trees growing in the evergreens
 - Two broken sprinkler heads by the pond entrance and east of the entrance
 - Matt exited the meeting

Financial Updates thru July 10, 2018

- Checking: \$23,208.32
- Savings: \$20,721.01

Board Positions

- Two positions are up for election in September:
Director and President
- One open position: Vice President

Steps:

Review of position responsibilities

Nominations for positions

Neighborhood vote in person at September Meeting,
or by Proxy

Proxy statement will be mailed by August 1

Board Position Job Description: President

- Will preside at all meetings of the board and the membership.
- The president will execute contracts, orders, and other documents in the name of the association as its agent. Including liens, transfer of property ownership papers, common areas, and general maintenance contracts.
- Mailing and record keeping for by-law compliance related issues, in conjunction with the Accountant.

Nominations: Shawn Sampson nominated himself. Kristi Arends did not commit to run for the position, effectively stepping down at the end of her term. No other nominations were presented.

Board Position Job Description: Vice President

- Manage meetings in absence of the president, manage architectural review/compliance requests
- Arrange for 1 fall and 1 spring neighborhood clean-up, curbside
- Set-up/return signs for neighborhood garage sale

Nominations: Felix Lococo nominated himself. No other nominations were presented.

Board Position Job Description: Director

- Point of contact for maintenance of common areas, including lawn care, pond, fountain, entry landscaping, roads, and sidewalks/roads, collecting bids for landscape management

Nominations: Richard “Ziggy” Siegenthaler nominated himself. No other nominations were presented.

Nominations

- Nominations for President: Sean Sampson
- Nominations for Vice President: Felix Lococo
- Nominations for Director: Richard Siegenthaler

Those who accept nominations, please email me a 3-5 sentence bio by July 15th. Info will go in Aug 1 mailer.

info@westridge-hoa.com

Proposed Covenant Amendments

Article 7.02. Owner Occupancy/Private Use Only.

1. Grandfathers in existing renters, but not future renters unless family members
2. Owners must occupy houses
3. Limits on un-related tenants who may occupy home with homeowner (4).

Discussion

Motion to proceed with neighborhood vote/vote by proxy to approve change to covenants.

Must have super majority, or 2/3s of owners, voting to accept or reject initiative; 151 houses/100 majority. Discussion about majority v. super majority. Bylaws and covenants indicate super-majority required.

Article 7.02. Owner Occupancy/Private Use Only.

Sean Sampson motioned NOT to proceed with neighborhood vote.

JeriLynn Taylor seconded and Felix Lococo agreed.

Members voted 6 aye to 0 nay, one abstaining, not to advance the proposal for neighborhood vote.

Proposed Alternative Energy Guidelines

No bylaw currently exists to address the installation of alternative solar energy panels. It has been addressed on a case by case basis using the architectural review board.

Benefits: Federal: 30% tax rebate; State: non-assessed improvement for 10 years



Solar Energy Panels: Flush Mount

Not Solar Thermal Heating Systems

- Thicker materials
- Odd angles, view obstruction



Solar Panel Guidelines

Discussion

- Motion to seek neighborhood vote to adopt/reject the solar panel guidelines.

Architectural Review Committee Overview

Flush mount or backyard non-obstructive installation

Solar Panel Guidelines

After discussion, Deb Shoffner motioned to carry the solar energy guidelines to the neighborhood for adoption with one modification: Panels must be roof and flush mount only. No lawn or side of house installations permitted.

Shawn Sampson seconded the motion.

Neighbors voted 6 aye- 0 nay to present the guidelines for HOA by-law amendment. One abstention.

Open Forum

Future Dates

By August 1 – Information mailed to homeowners with proxy statement

September 6 – HOA Meeting, 7pm @ Pathways Vote for new board members and initiatives

October 6 – Neighborhood CURBSIDE clean up, 8am

November 11- HOA Meeting, 7pm