

# Westridge HOA Meeting

## Meeting Minutes

September 7, 2017

Present:	Jerry Lyn Taylor	Scott Clark	Jennifer Knight
	Rex Haskins	Alex Klingenberg	Wes Stamper
	Janelle Hughes	Bev Lane	Deb Shoffner - Treasurer
	Jennifer Knight	Wes Stamper	Kristi Arends - President

Next meeting: November 2, 2017 7:00 PM, Pathway Church

### 1. Old Business

Approved meeting minutes from previous meeting,

### 2. New Business

- Two Board Member positions open... Secretary and Vice President
  - Kristi read from Powerpoint screen the complete job descriptions for both positions. She then asked if anyone was interested in these positions.
  - Rex talked about following the By-laws and need to do the blind mailer voting.
  - Jennifer Knight is interested in the VP position and Alex Klingenberg is interested in Secretary position. They will both email Kristi their credentials to post in newsletter to vote by Association.
- New rock around pond
  - Several homeowners commented that during installation they went through several yards and tore up their lawn.
  - Kristi will have Ziggy contact Paul w/Countryside and discuss this.
- Non-profit status – Deb said she's hoping to have this completed by end of September.
- Discussed online payments through our Website. This is costing the HOA a lot of fees as well as the homeowner (several in the room didn't realize there was an additional charge). Kristi believes this is not PCI compliance and homeowners could be at risk for identity theft. None of us have web development knowledge to try and figure this out.
  - There was a motion by Jerry Lynn Taylor to remove this online bill payment option and Rex seconded it. It was passed by all.

- Covered upcoming expenses
  - Three bids on fixing two sidewalk areas; Central Park St & Ryan Street
    - Cornejo \$5,000 just cement only, not fixing the problem
    - Roberts Concrete \$2,000 fixing problem but it didn't seem it would be a good fix the problem
    - Coleman Flatwood \$1,500 discussed fixing with where it flows down and fixing the grass area
  - We voted with Jerry Lynn making a motion to have Coleman do the work and Alex seconded. It was passed by all to have Coleman do the work.
- Speeders through neighborhood. Kristi said we need to email Beat 19 (it's on our website) when this happens and give descriptions of vehicle and if possible the license tag.

### **3. Pool**

- Kristi said several homeowners have asked about this and she researched some rough figures.
  - Startup cost is around \$40,000.
  - Yearly maintenance/insurance costs will be around \$20,000-\$30,000 per year.
- This is tabled for more conversations with homeowners.
- Will need 2/3 vote to pass because this will cost the homeowners and HOA a lot of money.

### **4. Wall along 119<sup>th</sup> Street**

- Kristi said that widening of 119<sup>th</sup> has been pushed back by the city to not even be discussed until 2023.
- Kristi asked for volunteer to head this committee. It was decided to add this to the newsletter.
- Alex will investigate and get rough costs and report back to Kristi to post in newsletter to see if there is enough interest from homeowners.
- Will need 2/3 vote to pass because this will cost the homeowners and HOA a lot of money.

### **5. Memorial for Shelby Cramb (11 years old)**

- Kristi checked into several options:
  - \$6,000 to put in a doggie watering station
  - Around \$1,000 for a plaque for the shelter with her name (dad pushed for this shelter to be built).
- Wes made a motion to have a plaque made with a maximum of \$2,000 and Kristi seconded. Everyone vote in favor of this.
- Wes and Kristi will talk to the family in a few months before moving forward with the memorial.

### **6. Open Forum 8:00 PM**

- Large trash bin for Cleanup Day is always full by 9:00 AM (Sept 23<sup>rd</sup>). Kristi will man the one by the park with homeowners list to confirm names/addresses as people use dumpster. Alex can man the other until around 11:00 AM.

- No Fishing After Dark – when/where did this come from? Wes said this was enforced around 15 years ago for security and teenagers kept hanging around causing problems. It's posted and some homeowners will call police because it is posted.
- Garbage Cans still out. Kristi said she will do another walk through but has noticed improvement. Several of the homeowners offered to help her during compliance walk through.
- Grass out on curb/street after mowing. Kristi suggested we talk to neighbor directly (it's a maintenance violation) and if that doesn't work then let her know house address and she will send a compliance letter.
- Wes said this was a great meeting and thanked Kristi. We have 9 people here today plus 2 board members, and he said usually around three.
- Kristi talked about we had 10 home owners leave and 10 new home owners came in since January.

**7. Next meeting**

- November 2<sup>nd</sup> 7:00 PM same room

Meeting adjourned 8:15 PM