

Minutes of the Westbrook Village Community Association
Annual Owners Meeting
February 20 ,2018

Owners present: Anderson, Bamberg, Bottagaro, Fetterman, Furtney, Harmon, Harrison, Hlavacek, Jankowski, Krieg, Lathrop, Levison, Marlin, Patterson, Redwine, Townsend, and Voogt.

Meeting was called to order by John Marlin, President of the Association.

It was moved and seconded to approve the minutes of the 2017 annual meeting. The motion passed.

John went over the balance sheet and P&L for 2017 and the budget for 2018. The overage in the 2017 budget mainly came from the additional cost for tree trimming and replacement of a sprinkler timer, which caused an increase in the utilities.

The total budgeted for 2018 is \$60,697. JTG Construction bid came in 5% over last year, also due to the age of the sprinkler system there is a possibility that additional repairs will be needed, so the Directors increased the dues in Block 1&2 from \$131 to \$138 and Block 3 from \$57 to \$60. It was moved and seconded to ratify the 2018 budget. The motion passed.

Tony and John went over landscaping services and snow removal. Everyone present seemed to be very pleased with JTG and felt the subdivision looked great last year. There was a suggestion that the snow removal crews start at some of the south residents.

John went over the two new rules that will be added to the covenants, see attachments.

1. Rule #5 The Directors felt that if a roof needs to be replaced, it should be the same type of shingles that are currently on the homes, if available, which is Tamco brand, Heritage style shingles and Mountain Slate color. After some discussion it was moved and seconded to approve rule #5. The motion passed.
2. Rule #4 The Directors felt that there needed to be a rule to address any modification or change in the exterior design, paint color, roof shingles, garage doors, windows and doors on all homes, plus a rule to address yard displays in front of homes visible from the street and open space areas. The Rule was Approved by the Members.

However, after further discussion, it was moved and seconded to set aside that vote and table Rule #4 for now. The Members requested that the Directors obtain a legal opinion from the Association Attorney regarding the actual enforceability of the proposed Rule 4 and to have a special meeting with the Members within 60 days, so they can vote again on Rule #4. The motion passed.

Three of the directors, Jim Voogt, Lana Lathrop and Ray Hlavacek terms are up in 2018. John said that all three would like to serve another two year term, John ask of there were any other nominations from the homeowners present, there were none, and it was moved and seconded and approved to retain Jim, Lana and Ray as directors for another 2 year term.

There being no further business, the meeting was adjourned.

Respectfully submitted by Mary Marlin, secretary.