

Westin Hills West III Annual HOA Meeting
HOA Annual Meeting Minutes
October 11, 2023

HOA Board Members and Sage in attendance:

- o Coquette Jensen – President*
- o Judy Alley – Vice President*
- o Kathy Rinker – Secretary/Treasurer*
- o Jon Cox – Director*
- o Joe Schmidt -Sage*

27 Homeowners signed the attendance sign in sheet.

1. Call the meeting to order.
 - a. Co Quette Jensen called the meeting to order.
 - i. 2022 Annual Meeting Minutes – none submitted for review or approval.
 - b. Current board members introduced themselves.
 - c. Sage introduced himself – Joe Schmidt – Management vendor for HOA.
2. Purpose of HOA
 - a. Co Quette Jensen and Joe Schmidt went over the purpose of the HOA.
 - b. The purpose of HOA is to provide services to the homes as well as to maintain a standard in the neighborhood that ensures the value of each home. Some services include the below:
 - i. Mowing
 - ii. Fertilization
 - iii. Sprinkler turn on and off.
 - iv. Snow Removal
 - v. House Painting
 - vi. Approvals of ACR
 - vii. House Painting (typically every 7 years)
 - viii. General issues
3. Presidents Review (Co Quette Jensen)
 - a. Hire Sage in January of 2023
 - b. Launched an HOA Webpage
 - i. www.westinhillswesthoa.com
 - ii. Purpose to share documents and also homeowners have the ability to pay dues on-line.
 - c. Budget set for 2023
 - i. HOA board making sure funds put away for painting.

- ii. Keep our HOA solvent.
 - d. Continuously review covenants and policies.
 - i. Currently working legal counsel to review the covenants and policies.
 - e. Review of 2023 Budget
 - i. Handout given to homeowners.
 - ii. Joe Schmidt / Sage reviewed the budget with HOA.
 - iii. Budget was decided on by number of homes in WHIII community.
 - iv. Paint reserve at this time on budget (painters have been out and reviewed homes
- 4. 2023 Board Election
 - a. Results
 - b. 2 positions were open and up for election.
 - c. Results
 - i. Bill Bartlett and Kathy Rinker were elected to HOA Board.
- 5. Questions
 - a. Deck colors/stains/composite
 - i. List of stain color is out of date/not meant for decks. Will have this updated.
 - ii. ACR needs to be submitted. Even if a brown or tan color.
 - b. Dogs on leashes
 - i. Call Humane Society with complaints. If you have a video please send to Humane Society.
 - ii. Humane Society and HOA does send letters to homeowners/renters.
 - iii. If violations continue would have to pursue court, and this is at the HOA expense.
 - iv. Best to have Humane Society work for us!
 - c. Where to get an ACR form
 - i. ACR on website
- 6. Items for HOA Board/ and or Sage to review at next Board meeting
 - a. Super Deck is the color selections for deck stains. Composite colors will also be discussed. When completed will be updated on Website. (HOA Board)
 - b. Westin Hills Facebook page? Would be a private page for WHIII only. (HOA Board)
 - c. Caps on fence posts along Fort St. missing. Possibly 90 +. Best to have glued on. (Sage and HOA Board)
 - d. HOA Board will discuss possible committee to assist with fence issues and neighborhood cleanup. (HOA Board)

- e. Neighborhood directory – Can't put on Westin Hills website due to privacy issues. Can possibly send them by email if requested. (Sage and HOA Board)
- f. Issue discussed of possible \$20k + missing from account. Co Quette Jensen has audited the account against bank statement 3 times and can't find a discrepancy.
 - i. Difference between budge provided by PJ Morgan and Sage had a \$20k+ difference. It was asked for Sage to review the figures given by PJ Morgan. PJ Morgan did not have the contract for the entire year.

Meeting adjourned at 7:59 pm

Nex meeting for HOA Board Only

Monday / October 23, 2023 / 4 pm / Sage office