

WESTSHORE PARK HOMEOWNERS ASSOCIATION

Annual Meeting, November 19, 2024

Minutes

The annual meeting of the Westshore Park Homeowners Association (HOA) was held November 19, 2024, at Highland Country Club in the Carolina Room. Of the 20 units, there were 12 attendees, 6 proxies, and 2 missing. President, Joelle Hutaff welcomed everyone, declared a quorum was reached, and opened the meeting.

Each attendee received a packet containing an agenda, HOA directory, list of unit owners/HOA responsibilities, financial statements, proposed 2025 budget, and architectural change form with request process. Joelle asked all to confirm their information on the directory.

Secretary, Sharon Ruther, read the minutes of the November 15, 2023, meeting. Mike Martin moved we accept the minutes; Ray Manning seconded. Motion passed.

TREASURERS REPORT

Discussion was held about the reports they received this evening. We are fortunate to have Tony Chavonne overseeing our financials.

OLD BUSINESS

The Declaration of Covenants were updated, approved, and filed November 13, 2023. Review of bylaws requires an ad hoc committee review, recommendation for Board, and HOA member approval. By reviewing our bylaws, we would like to clean up the wording to explain why we are changing to an elected board that elects the officers. Making changes to Covenants and bylaws require taking legal steps. In general, HOA's are moving to Rules and Regulations arrangements.

We've repaired two sections of the fence along Robeson Street.

Because of cost we were able to paint and repair units one, two, and three. Repair of fascia is replacement with PVC, which does not rot. Next year we hope to do six units.

Charlie Harrell has noticed problems with the work done on his unit--mildew leaking through paint, lack of pressure washing before painting. He suggested we make sure our contracts call for two coats of paint. Someone, especially the home owner, needs to oversee the contractors as they perform their work. Perhaps we should require a report from the contractor listing "this is what we were contracted for and this is what we did."

There have been inquiries about renting or purchasing-for-renting. We have "Unit Sale/Rental Process" and "Addendum to Lease Agreement" forms that cover these situations. The home owner will be responsible for the rules and regulations being followed by the renter.

NEW BUSINESS

Tony Chavonne is developing an HOA web site. Home owners will have the opportunity to establish a personal password to give them access to all HOA business. Personal information will not be available to the public.

Erie Insurance: Our insurance was increased more than the state allows. Joelle has been in contact with them; they are looking for a different policy for us. A question was asked and answered: officers and board members are covered.

Pest Control: We need bids for a new pest control company. We've had some problems/complaints about Terminex.

Landscaping/Lawn Service: Mike can't seem to get help, the work is not up to par, and he doesn't supervise the workers. We received five bids lower than Mike's. We chose Carolina Landscaping and will save \$5,200 a year. A lengthy discussion ensued about the cutting/trimming of the azaleas behind hole No.6 tee box, No. 5 green, and in back of building 6. Charlie Harrell moved, Mike Martin seconded, that the azaleas, which are on club property, be cut and maintained by our lawn care company. Passed. Discussion followed to amend the motion to incorporate into the new contract "the trimming of the azaleas on country club property adjacent to our HOA property." Someone will have to walk around with the new contractor pointing out what we require, including carrying away the cut materials. Highland Country Club has given us permission to cut and trim those on their property adjacent to HOA property.

Joelle will call Cam Stout about the cutting of the overgrown grassy area he owns on Longleaf next to unit No. 1.

NCSU Extension report on HOA trees

Joelle met with Allen West, NCSU Extension about our trees. Lelands have a life span of 20-30 years, which ours have reached. This means we are looking at future replacement. Our pine trees have pine beetles. What is making the trees sick is what they are feeding on. He recommends leaving them alone. The crepe myrtles have aphids and another bug. He suggested using a systemic granual on them next spring.

Election of Board: Nominations were: Charlie Harrell, Tony Chavonne, Ray Manning, Joelle Hutaff, and Don Ruther. Mike Martin moved we accept these nominees, Wayne Wampler seconded. Vote was unanimous for acceptance.

Respectfully submitted:

Sharon Ruther, Secretary