

# WESTSHORE PARK HOMEOWNERS ASSOCIATION

Annual Meeting, November 15, 2023

## Minutes

President, Joelle Hutaft, welcomed all of us and then took a roll call: there were thirteen units represented, five proxies, and two not represented. By unanimous vote the agenda was approved. Since the minutes of the December 7, 2022, meeting had been sent to the membership after that meeting, they were not read tonight but approved by a motion by Ray Manning and second by Don Ruther to accept them. Secretary, Sharon Ruther, distributed copies of the latest directory, asking for corrections or additions.

Treasurer, Terry Smith, distributed copies of the financials and budget. His explanation of our financial status was, in short, we spent more than we have and must build up our capital account. It was agreed not to raise our yearly dues, but to have a special assessment. Kathy Bender moved we have an assessment of \$500 payable by February 1, 2024. Daphne Manning seconded the motion, which passed.

Kathy Bender moved we give the Board permission to spend up to \$5,000 on non-recurring special expenses without approval from the membership. Mike Martin seconded, and the motion passed. Non-recurring expenses over \$5,000 will require a HOA meeting.

It is impossible to balance our check book monthly because of our payment system. Dennis Knox moved, Mike Martin seconded, we adopt a draft system for monthly payments, and those wishing to pay yearly will be required to pay January first for the upcoming year. It was suggested we have a catch-up period to get everyone on schedule January 1, 2024.

To solve the unfinished business of the retaining walls of units 2 and 3: homeowners will be responsible for routine maintenance, e.g., pressure washing the brick and painting the railings. If, due to a catastrophic occurrence, the walls are destroyed, the HOA will cover the cost of replacement by issuing an assessment.

Third Amendment to Declaration of Covenants, Conditions, and Restrictions of Westshore Park. Tony Chavonne will speak with our lawyer, J. Scott Flowers, about getting it finalized. Kathy Bender moved it be modified and signed by December 31, 2023. Mike Martin seconded and it passed. The Amendment will

reflect the recommendations made by the Ad Hoc Committee Review of the Westshore Park HOA Covenants and By-Laws in a report dated November 30, 2021, as discussed by the membership. We were reminded the 2<sup>nd</sup> Amendment is still binding.

The street has been marked for location of utility lines to each unit for possible laying of Metronet cables. The company sees an engineering problem with our complex layout for installing the cables. They may suggest cost sharing for them to complete installation. Joelle is waiting for a proposal from them.

We discussed Ray Davis Landscaping. A gift of \$600 was given to Mary Davis in honor of Ray. Mike Sherman is running the business since Ray passed. He hopes to have the company turned over to him or start his own business. He told Charlie Harrell he would honor Ray's cost contract for 2024.

Tony Chavonne shared his observations about our financial situation and offered to look over our system/books and help us refine them.

Joelle asked for volunteers to assume board positions for 2024. No one accepted; therefore, the present board will continue in offices for 2024: President, Joelle Hutaff; Vice-President, Tricia Knox; Treasurer, Terry Smith; and Secretary, Sharon Ruther.

Respectfully submitted,

Sharon Ruther, Secretary