

MINUTES

Date: 17 th August 2020	Westmont Homes Association	Start: 18:30 Finish: 19:16
Attendees	Sam Harpalani (Newsletter/Communications) Beverly Kitts (President) Denise Mason (Social Chair) John Rudzinski (Grounds Chairman) Michelle Van Mill (Treasurer)	SH BK DM JR MV
Apologies	Ian Morris (Secretary) Sharon Kralicek (Vice President)	IM SK
Other Attendees		

February Minutes

Minutes for June and July 2020 were approved by JR and seconded by MV.

Presidents Report

BK made the board members aware; she would be distributing last year annual general meeting minutes/packets in preparation for all board members to prepare their part. BK also raised the point on the changes to the Substantial Completions Documents, that had been sent out, all members agreed this could be sent out. BK mentioned she was happy to Notarize for any homeowners if required.

Financials

MV reviewed the financials, items noted: -

Expenses in line with budgets, there were a few minor allocation adjustments, which have now been completed. Delinquencies, one homeowner has now been fully removed, the balance has been fully paid. We now have no liens on any property. BK motioned to approve financials for July and JR seconded.

MV also reported with the increase coming with lawn care, we would need to increase the dues, to ensure we have sufficient reserves moving forward. With such little interest being available at the moment, CD's are not generating great returns, hence the need to track reserves carefully.

Nothing further to report

Vice Presidents Report

In SK absence BK updated the board on potential ARC applications coming through, and all parties that carries out inspections will or have to re-inspect required improvement area, SK will track any follow up notices etc.

Nothing further to report.

Lawns & Grounds

JR reported on the lawn bids for 2021, interviews were/had taken place with bidders, one which had an excellent interview along with references. It was noted that the increase in the Lawn contract would incur the monthly dues having to be increased. This is currently estimated to be an increase of around \$12-\$14. The board have reviewed other local HOA's on there cats and the only difference appears to be the lawns, because of Westmont's fences, gates and wet area, this causes and increase, in trues numbers it works out around \$11.50 per home cut, this is very competitive. Even with this proposed increase we are still very competitive.

Social Chair

SH mentioned a resident requested if we would be having a garage sale this year? DM suggested we get feed back everyone to see there views? It was suggested we put in the newsletter, we would just want to ensure its safe and social distancing can be adhered. Suggested dates are October 8th, 9th & 10th, we will be requesting participation.

In addition, BK requested we put in the newsletter October 20th will be the Annual meeting, whilst we are unsure if the Church will be open, so this will be a virtual meeting, and if you want to attend contact DM with your email address.

Other General

BK discussed the packets in preparation for the Annual Board meeting, suggested we post around 18th and 19th

HOA Members

A motion was made to adjourn the meeting, and this was seconded. The meeting was adjourned.