

Westfield

Westfield HOA Board of Trustees Minutes

April 14, 2010

A regular meeting of the Westfield HOA Board of Trustees was held on Wednesday, April 14th 2010 at 920 North 3500 West, Layton, UT. Present at the meeting were: Tony Daly, Brenda Ory, Larry Henson, Brigitte Tucker. Stewart Rogers attended by phone. Julie Hillman, and Mike Sutherland were excused. Brigitte Tucker took the minutes of the meeting.

1. Ms. Ory showed the trustees the ledger of three homeowners that are still delinquent in their dues. Westfield HOA has placed a lien on one home where the HOA dues have not been paid for 2009 and 2010. The case has been turned over to an attorney for further action.
2. Welch Agency, the property management company for Westfield, has contacted all those homeowners that had not paid according to the established policy. Interest payments are accruing per CC&Rs and are recorded in the ledger by Welch. Two of the homeowners has made one small payment but has not set up a regular payment plan and has made no payment since February.
3. The trustees discussed how to deal with those homeowners that have not paid at all, or just made some payments but have stopped and have not contacted the property management company to establish a payment plan. The board calculated that due to the non-payment, the remaining homeowners will have to pay an additional \$40.00 for the next fiscal year to make up the difference in the budget.
4. The board discussed that the policy needs to be amended to establish clear timelines and procedures regarding how do to deal homeowners that are not paying their HOA dues per CC&Rs:
 - a. Homeowners who are delinquent in their dues and don't make arrangement for payment will be notified by Welch per established procedure. If no payment is received by May 1st, the case will be turned over to the attorney for further action and a lien will be placed on the house.
 - b. Homeowners who make partial payments but don't follow a regular payment plan and have not paid in full by May 1st will also be turned over to the attorney and a lien will be placed on the house.
 - c. This will give the board enough time to prepare the budget for the next fiscal year and present to the homeowners at the annual meeting in June.

