

Westfield Estates HOA Board Meeting Minutes

Meeting Date: November 18, 7:30 p.m.

Held at the home of Stewart Rodgers

In attendance: Tony Daly, Brigitte Tucker, Julie Hillman, Mike Southerd, Brenda Ory, and Stewart Rodgers. Larry Hensen was excused. Toward the end of the meeting, Jerry Whitaker joined the meeting.

Stewart called the meeting to order. Brigitte proposed that we approve the minutes from last time, Stewart seconded. The motion was passed unanimously.

The first item discussed was to nominate Jerry Whitaker to serve on the board. There was a short discussion noting that Jerry hosted an informal meeting with concerned HOA residents last year, and bringing him on board would bring more transparency to the board. Brenda seconded the motion and it passed unanimously.

The next item was a discussion centered on the Whittaker's dog. Apparently one of their neighbors was upset about the dogs' barking and nuisance and sent an anonymous letter to the Whittakers that was signed by "Westfield Estates" neighbors. The wording was such that it looked like it might have been a letter from the board. However, it was not. The boards decided the following regarding the issue:

- o All complaints about nuisance animals should be make to Welch Agency, and then reported promptly to Davis County Animal Control where they could enforce the city and county ordinances. The board would also be informed.
- o To prevent future anonymous letters from being mistaken as formal correspondence from the board, residents will be informed of the matter via the community newsletter and cautioned against sending letters that could be mistaken as formal letters from the HOA.
- o The board also asked Brian from Welch to address dog ownership/courtesy issues such as poop scooping, etc.

The next item was a discussion of the liens notices that went out to two homeowners. One homeowner received his and called Welch to say they were very upset at the lien. However, the homeowner did acknowledge receiving prior notice to the lien. The board noted the complaints of the homeowner and expressed sadness that the issue came to that.

Brenda suggested that the board send out a letter in July, following a review of the annual budget at the annual HOA meeting, reminding residents about their upcoming dues and allowing them to start paying on them anytime between then and the first week of December. All board members agreed that it wouldn't hurt to give residents more notice so they can plan for the annual dues and perhaps prevent them from encroaching on the holidays. Stewart seconded the motion and it passed unanimously.

The street light is again out between lot 328 and 327. Stewart will ask Brian to follow up with the homeowner to find out why it is out again.

Jerry Whitaker was introduced and welcomed formally to the board.

Stewart moved to adjourn the meeting until February 17, 2010. Brenda seconded it and all voted to adjourn.