

Westfield Estates HOA Board
Thursday, November 06, 2008
@ 962 N. 3550 West

Minutes

In attendance: Stewart Rodgers, Brenda Ory, Tony Daly, Larry Henson, Liana Brennan, Julie Hillman; Mike Beaudry was there via phone.

Stewart called the meeting to order and told everyone he knew there were a lot of issues that everyone was concerned about—mainly regarding Realty World.

Concerns were expressed regarding the lack of progress regarding several homeowners who are currently in violation of the CC&R's. However, because Realty World has not followed through with the things we've asked them to do regarding violations, we are not able to do anything.

He explained that he had made specific arrangements with them to get a bill for homeowners, along with the amended addendum to the CC&Rs; —he got everything to RW by Oct. 15 with instructions that they were to send everything out by October 25. However, RW dropped the ball and has not followed through on any of those things. Stewart explained that it took him days to get through on the phone to anyone at RW, and when he finally did, Steve (owner of RW) explained that he had recently lost a key worker (fired or quit—we don't know) and he didn't realize our expectations had not been taken care of. In short, RW has failed to accomplish the following, contrary to their contract and promises:

1. No correspondence has gone out to homeowners recently
2. No bills have gone out to homeowners
3. No violation notices were ever sent out to homeowners

Everyone on the board expressed deep concerns about the position that RW's incompetence has left us in. Brenda noted that she's been in contact with our landscaping company recently, and they have not yet been paid by RW, and can't get their phone calls returned.

Stewart suggested that he and Brenda go together to RW on Monday and fire them. The board discussed what management company we might be able to hire in their place. Kier Management was suggested as a possibility, but concerns were brought up that one of the homeowner's works for them and that could present a conflict of interest. However, the board decided that Kier should be interviewed for the job and if the board feels they are a good choice, the HOA could ask that different staff members be in charge of our account in order to avoid a conflict of interest. As a second option, the HOA could pursue Belden Real Estate Management, a company the board had interviewed last spring while we were interviewing management companies.

Stewart made a motion that he and Brenda be given the authority to go the RW and possibly terminate our contract with them in order transition to Kier Property Management or another company as long as it meets our current budget or is within 10 percent of our purposed budget. Larry seconded the motion and voting was unanimous and the motion carried.