

Westfield Estates HOA Meeting
6/4/08
9:00pm at Stewart Rodgers residence.

Board Members in Attendance:

Denise Daly
Liana Brennan
Julie Hillman
Stewart Rodgers
Larry Henson

First Item of Business: Landscaping

- The current landscaper, who is a subcontractor for Realty World, is not doing an efficient job. It took a month after the landscaper was contracted before he cut grass but he did not address weeds, sprinkler system was not set for adequate watering time and there were broken sprinkler heads. Denise and Tony Daly adjusted the watering times and replaced some heads. Landscaper has now been out regularly and is cutting and weeding the common area. Need to request refund for month that we did not receive landscaping service.
- All Board members are to obtain a landscaping quote prior to Wednesday June 25th and send to other Board Members via email. Denise obtained a landscaping quote from Lakefront for 2985.00 per year.

Second Item of Business: Realty World's Accounts Receivable

- Larry expressed his concern over the fact that he had received a bill for the HOA dues in which he had already submitted payment electronically. Denise to request a copy of the accounting spreadsheet. Need to insure they are practicing proper accounting procedures.

Third Item of Business: Nominating Committee 9:30pm

- Katie Bowden and Sonja Hill of the Nominating Committee joined part of our meeting in order for the Board to give them

recommendations as well as the make them aware of their role at the Annual Meeting.

- The Board suggested keeping the current Board members. This would allow continuity and the ability to move forward. It has been a long process to get this far and the Board felt that if they were to nominate new Board members that it may result in more confusion and step back in establishing and the running of the HOA Board. If there were others that wish to join, the Board would benefit from one additional member. The Board can consist of 3 – 9 members (currently there are 6 Board Members) but we need to check to see if there would be an increase in premium for any additional members. If so, then it may be a benefit to only add one additional member in order to keep the HOA dues down.
- The Nominating committee will meet next week with the other committee members not in attendance to discuss our suggestions, any other possible nominees and to ensure they are prepared for the Annual meeting.
- Stewart motioned to adjourn the Nominating Committee at 9:55pm. Julie seconded the motion and it was carried.

Fourth Item of Business: Annual Meeting Agenda

- Discussed the Annual Meeting Agenda.
 - Welcome and introductions
 - Budget Discussion – Vote on Budget
 - Discussion of Amendments – Vote on Amendments
 - Vote on Nominees
 - Closing of meeting
- Assignments for Annual Meeting.
 - Larry to take minutes (Liana on vacation)
 - Denise to make ballot for Board members to approve. Create sign-in /roster sheet and include space for email. Denise to Open meeting and make introductions as well as close the meeting.
 - Julie to make ballot box and create agenda.

Denise brought forth a statement that Steve O'Dell, Realty World Property Manager, made that any homeowners in violation of the By –Law and

CC&R's would not eligible to vote. There is nothing in our By-Laws that state this is correct. Board decided that this was his opinion.

Julie motioned to adjourn the meeting at 10:07pm. Larry seconded and motion was carried.