

Westfield Estates HOA Meeting
08/13/08
7:00pm at Stewart Rodgers Residence

Board Members in Attendance:

Stewart Rodgers
Liana Brennan
Tony Daly
Julie Hillman
Brenda Ory
Larry Henson
Mike Adams

*Michael Beaudry participated via phone. Michael did not participate in the vote on Brad Baggiano's request. Michael has sold his home and felt that his interest should not be including in the voting process.

Brad Baggiano (3508 W 850 N) was present at the meeting to discuss the letter the he submitted to the board requesting a temporary wavier of RV screening.

Meeting was called to order at 7:10pm. Larry motioned to approve and accept the minutes from the 07/09/08 meeting. Stewart seconded the motion and the minutes were approved and the motion was carried.

First Item of Business: Letter from Brad Baggiano (3508 W 850 N)

- Brad Baggiano submitted a request for a temporary wavier of RV screening. We as a Board unanimously agreed that our hands are tied due to the definitive decision made by the homeowners at the 06/12/08 annual Homeowners Association meeting. The vote for unscreened RV's was overwhelmingly defeated. We as a Board must represent the majority of the Homeowner's decision to maintain the covenant. Article IV, No. 17 c. Parking and Storage: "No pads used for the storage of vehicles or other materials either temporarily or permanently... (ie. Boats, watercraft, campers, motor homes, etc.) unless it is behind the front yard setback ...and in an enclosed area screened from the street and public view..." Therefore the request as written for an unscreened RV's was denied.

Second Item of Business: Water Bill

- Still working on this issue. Water bill will be paid at current rate of \$682.02. Once incoming pipe at connection is reduced to 1" Davis and Weber Secondary Water Service will inspect and a pro-rated refund will be issued from date of inspection.
- Larry and Stewart will complete the work when they are able to locate the incoming connection.
- Tony to contact Ted from Lakefront Landscapes (original installer of sprinkler system in common area) to assist in locating the connection.
- Annual bill will be \$381.00 once the changes have been completed.

Third Item of Business: Budget

- Michael went over the details of budget. Currently there are 21 households with outstanding HOA fees. Bank balance as of 08/07/08 is \$1948.00 with the last check being cut for \$445.00 to On the Grow for landscaping services.
- Letter was sent out to households with remaining balance of \$13.57 that the fee must be paid in full within five days or a late fee of \$25.00 will be imposed.
- Budget needs to be increased for 2009 to cover expenses including \$500.00 for landscaping repairs.
- Larry suggested increasing the 2009 budget to \$240.00. Stewart motioned to increase the HOA fees to \$240.00 for 2009. Larry seconded and the motion was carried.
- Michael to update the budget and send out for approval next week. Once budget is approved Michael will contact Shelley at Realty World to have letter drafted and sent out notifying the homeowners of the upcoming changes to the 2009 budget. Letter will include copy of budget. 2009 HOA fees will be due December 1st with homeowners receiving an invoice 30 days prior to due date.

At this point Michael stopped participating in the Board meeting.

Fourth Item of Business: Letter from Shane and Kimberly Gowans (3530 W 775 N)

- The Gowans requested that an additional RV allowance of 10ft in front of the home to accommodate their boat. The Board denied their request based on the same reason stated above in response to the Baggiano's request. The Board must respect the wishes of the overwhelming majority of the homeowners to uphold the RV screening covenant.

Fifth Item of Business: Letter from Richard Nandkeshwar (3471 W 775 N)

- Richard Nandkeshwar requested an extension to complete landscape. Upon review of letter the Board desires additional information from homeowner. Julie to draft letter requesting what his landscaping plans will consist of if an extension is granted.

Sixth Item of Business: CC&R Amendments

- Mike Adams inquired as to when the amendments to the CC&R's would be complete. Steve from Realty World addressing this issue and the amendment should be complete and included with invoice for 2009 HOA dues and budget letter.

Larry motioned for adjournment. Tony seconded the motion and the meeting was adjourned at 8:50pm.