

Westfield Estates HOA
Minutes of Regular Board Meeting
September 2, 2009, 8:00PM, Layton, UT

A regular meeting of Westfield HOA Board of Directors was held on September 2, 2009 in Layton, UT. Present at the meeting were Stewart Rogers, Tony Daly, Brenda Ory, Mike Adams, Mike Southerd and Brigitte Tucker. Judy Hillman was excused. Also present by invitation was Brian Morris from the Welch Agency. Ms. Tucker recorded the minutes of the meeting.

1. Mr. Rogers called the meeting to order. He welcomed new board members Mike Southerd and Brigitte Tucker. The first order of business was to accept the resignation of Mike Beaudry, treasurer, who had to resign for personal reasons. The board expressed its appreciation for all the hard work Mr. Beaudry has done for the board.
2. **Vacancy:** Mr. Morris will request nominations from the Westfield Estates homeowners for the vacant board position in the upcoming newsletter. The board will vote on the nominations at the next meeting to elect the new board member.
3. **Current Budget:** Mr. Morris presented the Profit & Loss statement to the board. A brief discussion followed regarding some of the budget vs. actual items. Everything is in line with budget projections.
4. **Common Area Sprinklers:** Mr. Daly and Ms. Ory were in communication with the owner of the Model Home regarding the common area sprinkler system which was turned off by mistake. Both agreed to stay in contact with the owner should there be any additional issues.
5. **Landscaping:** Mr. Morris will communicate to the landscaping contractor that the weeds in the common areas are getting bad. The board discussed the option to put weed preventer (Preen) on the common area next spring to help with this issue. Also a new layer of mulch needs to be added.
6. **Lien:** The board discussed to put a lien on the homes of those homeowners that are still delinquent in the HOA dues. Despite numerous attempts to communicate with these homeowners, including a certified letter, the Welch agency has not heard back. After a brief discussion and motion made by Mr. Rogers and seconded by Ms. Ory, the board unanimously resolved to pursue placing a lien on the properties of those homeowners that are still delinquent in their HOA dues.
7. **Other violations:**

- a. **Lot 306**, Steffens: Landscaping is only partially done. Because the owners received numerous notifications, the board instructed Mr. Morris to fine the property owners.
 - b. **Lot 317**, Gowan: Mr. Gowan had previously met with the board regarding the screening of his boat. The board will contact Mr. Gowan to find out what his plans are and, if necessary, will discuss further action at the next board meeting.
8. **Street lights:** several lights are not working properly. An electrician will go out to assess the problems and make repairs as necessary.
9. **Block party:** a block party will be held on September 26th at 3:00PM in the cul-de-sac at 3560 W to give homeowners a better opportunity to get acquainted.
10. **New business:**
 - a. **Treasurer vacancy:** After a brief discussion, Ms. Ory was nominated for the office of treasurer. Mr. Daly made a motion, seconded by Mr. Adams, to appoint Ms. Ory as treasurer for the Westfield HOA. The motion passed unanimously.
 - b. **Budget Meeting:** The board will meet on October 21st at 7:00PM to discuss the budget for FY 2010.
11. No other business came before the members and the meeting was adjourned at 9:30PM.