

Westfield Estates HOA Meeting
09/29/08
7:00pm at Stewart Rodgers Residence

Board Members in Attendance:

Stewart Rodgers
Tony Daly
Brenda Ory

*Michael Beaudry participated via phone.

Meeting was called to order at 7:10pm. Stewart asked if all board members' present review the 2009 Budget as drafted by Mike Beaudry. A joint review was conducted and all minor clarifications were addressed with no modifications necessary. Stewart motioned to approve and accept the budget as is. Tony seconded the motion and the budget was approved and the motion was carried.

Stewart stated that he would drop off the 2009 budget for Realty World on 30 Sep 08. Stewart would press Realty World to send out the budget letters to all HOA members no later than 6 Oct 08. 2009 HOA fees will be due no later than 15 Nov 08. The intent is to give HOA members 45 days to make payments. Delinquency letter will be prepared in advance to be reviewed by the board before Realty World sends them out on 15 Nov 08 for those who fail to make timely payments.

Comment: Focus on this, I hope I got it right, but I question the 45 days. Did we mean for the due date to be 1 Dec 08?

Brenda asked about the addendum to the CC&R as voted during the Annual Home Owners Meeting on 12 Jun 08. Stewart stated he would get Realty World to send the addendum along with the 2009 HOA Fees letter.

Mike Beaudry was asked to provide a balance sheet of expenses to date for 2008. He informed the board that Shelly from Realty World has not provided that, but should have it available later in the week. Realty World typically has that information reconciled at the end of the month; therefore it wasn't ready at the time of this meeting.

Tony asked if the City of Layton had inspected the work to reduce the incoming line for the common area sprinkler system. Brenda stated she would follow-up this week and highlighted that we should not expect much of a refund based on the timing of the modification.

The bid to perform the modification on the common area sprinkler system came in at \$130 and was approved by board members via email vote and was

performed on 26 Sep 08. Cost for the effort was \$130. Tony asked if Realty World would cut a check for the expenses. Stewart said he would take the formal bid documentation to Realty World the next day for pay out.

No further issues were brought up for discussion.

Stewart motioned for adjournment. Brenda seconded the motion and the meeting was adjourned at 8:00pm.