

Westlake Board Minutes – 1-14-2013

- Present:** Dennis Sutter, , James Zeeb, , Julie Stimach & Jackie Evans
Guest: Robert Laing, JR. Attorney
- Minutes** Copy of 10-10-12 minutes were distributed. Minutes approved. Board minutes will be made available after approval and NOTES from the meeting will be posted because they are not approved until the next board meeting.
- Secretary:** James will contact a resident to see if there is interest in being a secretary.
- Finance** Finance sheets were distributed. List of homeowners with liens for 2012 was distributed.
Balances: Checking: \$ 8,993.08 Money Market: \$3,264.77 \$CD: \$ 6,957.30
Liens: 9 homeowners unpaid. Liens were filed and homeowners notified by mail.
A DECISION WAS MADE TO MAKE A LIST OF HOME OWNERS, WHO DID NOT PAY THEIR DUES FOR THE PREVIOUS YEAR (2012) AVAILABLE AT THE ANNUAL MEETING IN JUNE, 2013. This information was made published in a letter mailed with the 2012 fall directory and on the 2013 dues statements.
- Insurance** James Zeeb will contact other HOAs to seek insurance information.
- Maintenance:** Gazebo: No information available.
Georgia Entrance: James Zeeb will get some information from a homeowner with landscaping experience. He will investigate using ornamental rock and bushes.
Lake:
Lights- Electrical opinion should be available in the near future. They will also investigate the light on the Georgia entrance that keeps going out
Muskrats: No further information available.
Flag: The Westlake flag is down. Will get it re-hung as soon as possible.
- Political Forums:** The board declined requests to have political forums in the neighborhood
- Attorney Opinions:** Mr. Robert Laing came to the meeting at the request of the board to present opinions on topics submitted to him. Topics:
Rental property: There is nothing in the bylaws prohibiting renters but there are some things to consider for rental property. Some things that other HOAs do are:
Require approval from the Board
Charge an application fee. One HOA charges \$2,500
Not approved for membership for voting
Set up rules for rental property
Liens: Liens can be refilled after 5 years and do not have to be dropped.
Recommended having an attorney re-file the liens and charge an “attorney fee” of \$1,000 or \$1,500. The HOA would not be charged for the refilling by the attorney but he will get paid when the liens are paid.
Group home: This is in contravention of the declarations of single family homes. He will write a letter to the home owner regarding the home and see if there any response. Additional actions may be taken but there will have to be a determination on the amount of money the HOA wants to spend in defense of the action.
Dues increase: May increase to 150% TO \$125.00 without changing the declarations.
HOA needs 75% of homeowner s in good standing to change the declarations to increase dues over \$150 to take effect in 2014. Notice of increase MUST be on a published agenda for the meeting to increase dues. Proxy cards should be mailed so home owners can vote if not able to be present.

Next Meeting

Wednesday, March 13, 2014

