

Westfield Village Homeowners Assoc.(WVHOA)

3515-B Longmire, PMB 246 | College Station, Texas 77845 | www.westfieldvillage.org

Email: westfieldvillagehoa@gmail.com

2012 Annual Meeting Minutes

February 21, 2012

Attendees:

Billy Hart, President WVHOA

Chad Altman, Vice President WVHOA

Heather Humphrey, Treasurer WVHOA

Chastity Lamb, Secretary WVHOA

Residents from Westfield Village

I. Opening

- Billy Hart, HOA President welcomed group and called meeting to order at 7:00pm

II. Discussion – Update of HOA

- Looking for volunteers for committees to help with deed restriction enforcement around the subdivision and possible volunteers to assist in organizing social activities for the subdivision such as National Night Out, holiday activities such as Easter egg hunt, Christmas light contest, etc.
- Last year 54 enforcement tags were given, typically homeowners took care of the issue, no fines were needed to be assessed. The enforcement committee is working on stepping up the enforcement to improve the neighborhood aesthetics.
- Creek view Park planned to begin construction in 2013. The City is waiting on funding for maintenance of park.
- New High School – College Station High School Cougars scheduled to open August 2012. For more information regarding the high school as well as photographs and aerials go to <http://cshs.csisd.org/>
- March 19th public meeting to discuss greenway from Lick Creek Trail through Longmire through Westfield to Creek View Park. For more information regarding the Lick Creek Trail go to www.cstx.gov/lickcreektrail
- For non-emergencies such as noise or animal control contact 764-3400 instead of code enforcement which handles property maintenance, parking, etc. Also email HOA to help keep track of complaints or ongoing issues
- Currently waiting for water to recede from recent heavy rains to begin working on landscaping. Did not budget last year for fertilizer resulting in a lot of weeds. The new 2012 budget will include fertilizing two-three times this year to avoid weeds and help entry ways have a nice appearance.

- Will begin working with the city to conduct a study of parking issues on Crested Point. Based on the outcome of the survey, parking on one side of the road could possibly be removed, typically the side with the fire hydrant
- Barron Road construction to include lights and striping scheduled to be completed by March 6/7. All other final construction is scheduled to be completed by April.

III. Treasurer's Report

Reviewed 2011 financial report and the proposed budget for 2012. HOA dues can now be processed through paypal as a method of payment. College Station utilities were higher last year due to the broken irrigation lines which has since been fixed, continue to monitor and repair leaks. On occasion due to unforeseen circumstances such as pipes busting, difficult to estimate this particular expense for the next year. HOA continues to track and collect past dues which are helping to cover next year and future expenses. All agreed to proposed 2012 budget discussion. Budget attached to minutes.

IV. Open Discussion

How is the retention pond maintained -Currently the city is cleaning a portion but Westfield is still responsible for the remaining portion. Will cut grass again at end of March. Unfortunately debris is brought to the retention pond when it rains as it pulls trash from the surrounding area. We can all make a difference if we continue to pick up trash and ensure garbage cans are not overflowing. If residents continue to have cans that overflow may need to contact the city for an additional trash can

April 28-Household Hazardous waste disposal will be held at Veterans Park. This event allows all citizens in our area the opportunity to dispose, FREE of charge, household hazardous wastes, cleaners, aerosols, batteries, herbicides, pesticides and many other items

IV. 2012 Board of Directors Elections

HOA opened the floor for nominations for next year's board members
Group approved current board members to serve on 2012 board

V. Closing

If residents have feedback regarding the subdivision they are encouraged to call or send an email to HOA with their comments, concerns or suggestions.

Meeting adjourned at 8:02pm. Next meeting date to be determined.

2011 Budget and 2012 Proposed Budget

Westfield Village HOA		2011		2012	
ANNUAL ASSESSMENT LEVEL:		\$120.00		130.00	
		Budgeted	Actual	Budgeted	Actual
INCOME					
ASSOCIATION ASSESSMENTS*					
CARRY OVER BALANCE		3,844.76	11,386.88	2,291.51	
ASSESSMENTS (310 Lots x Annual Fee)		37,200.00	26,160.00	40,300.00	
LESS BAD DEBT: (62 Lots x Annual Fee)*Budget Item				-8,060.00	
TOTAL ASSESSMENT INCOME		41,044.76	37,546.88	34,531.51	
OTHER ASSOCIATION INCOME					
Late Fees		500.00	325.00	500.00	
Fines					
Transfer Fees		500.00	880.00	500.00	
Prior Year Bad Debt Collection		2,500.00	2,701.11	14,495.00	
TOTAL ASSOCIATION INCOME		44,544.76	41,452.99	50,026.51	
EXPENSES					
Landscaping Contract - 2009 Carry over/Existing **		28,000.00	24,949.95	30,000.00	
Administrative		450.00	398.81	500.00	
College Station Utilities (Water and Electric)		5,500.00	8,921.12	9,000.00	
P.O. Box Rental		180.00	180.00	180.00	
Website (Donated by Kevin & Brandi George)		0.00	0.00	0.00	
Irrigation Repairs and Maintenance ***		2,500.00	3,152.25	3,000.00	
Light Repairs and Maintenance		500.00	669.50	500.00	
Social (National Night Out)		500.00	889.85	1,000.00	
TOTAL EXPENSES		37,630.00	39,161.48	44,180.00	
NET OPERATION INCOME = Association Income - Total Expenses		6914.76	2,291.51	5,846.51	