

## WEST TERRACE HOA BOARD MEETING MAY 4, 2017

The meeting was called to order by Art Sturdevant at 2:42 with the following board members present; Art Sturdevant, Jerry Jantz, Kathy Knox, Patti Dean, Elroy McDermott and Kurtis Bierlink. Sheila Payne was absent. Ken Knox was also present.

Elroy McDermott noticed a small wording problem in the minutes regarding "only 52 homeowners contributing \$13,000." He worried that it stated not every homeowner participated in contributing dues. The change was noted and will be adjusted in the minutes. Art Sturdevant motioned to make the change and approve the minutes. Elroy McDermott seconded and minutes were approved.

**TREASURER'S REPORT** – Treasurer Sheila Payne was absent so there was no treasurer's report.

**COMMITTEE REPORTS** – Architectural committee has had 2 fence proposals since the last meeting. One from Kurtis & Jenae Bierlink and another from Bruce and Kathy Abbott. There was discussion about grandfathered fences. Kathy Knox asked if a homeowner was needing to replace a fence that was grandfathered in, would it need to be replaced with the same material or the newly proposed material. Both material and location are grandfathered in. Kurtis Bierlink brought up his concerns with the interpretation and enforcement of the previously approved fencing guidelines. His concern was to use the fencing location guidelines on a property to property basis since all homeowners properties and needs can vary. The board was not ready to make a decision to alter the guidelines to be property specific at this time. After much discussion, Kathy Knox suggested that perhaps Art and the Architecture Committee should walk the property and address concerns with the approved location of the fence and the proposed location.

The newly finished fence along Gillingham's property will need to be have a clear coat put on to prolong the life of the fence in July. Ken Knox volunteered to power wash the fence a week before the clear coat is to be put on. The fence along Melville at the Holloway residence needs replaced. Jerry Jantz will help Art with getting material.

**BUDGET REVIEW** - Raising of dues was discussed since we were informed at the last meeting we have been operating at a small loss. The annual dues will now be \$300 starting in 2017 rather than \$250. This \$50 increase will help with covering costs throughout the year and help build up an emergency fund for unexpected expenses. After 10 days from July 1 there will be a \$30 late fee. The last time dues were raised was in 2014. Art Sturdevant motioned to approve the dues increase and Patti Dean seconded. Motion was approved. The board discussed the name change further to remove confusion between the many different HOA's. We have been receiving the electricity bill for several light poles that are not part of our HOA. We need to differentiate ourselves to avoid things like this in the future. It seems we need to move away from the name "West Terrace". Several new names were brought up for selection. The top three names the board came up with were; The View at Fairways, Fairways Estates and The Estates at West Terrace. Patti Dean moved to approve the 3 names to be decided on. Kathy Knox seconded and motion was approved. Art will submit all names to Peter Moyer to check availability. Depending on name availability we will move forward with voting on the name change and work towards approval. Information to home owners will be sent out along with their letters for annual dues explaining why the dues are being raised. Attached with the letters to be sent to homeowners will be an option to submit

a name they prefer or if they would like to vote on one of the approved names to be sent in with their dues.

The plants were purchased for the island ends and the cost of the plants and compost for the plants came in under budget at \$194. Elroy McDermott brought up that he is having some major problems with water at his property. He spoke to Buster about hooking up to his drainage pipe to be installed from the pond on 18 and go across Melville Road to the drainage ditch since he is pumping out roughly 150,000 gallons a day. This would allow him a small solution to his water problems. The community yard sale will be on June 3. The cost to participate will be \$5/household which will go towards advertising. Contact Iris Hall at 509-455-7066 for more information. The meeting was adjourned at 2:45.