

WEST TERRACE HOA BOARD MEETING MARCH 8, 2017

The meeting was called to order by President Art Sturdevant at 6:00 PM with the following board members present; Art Sturdevant, Sheila Payne, Jerry Jantz, Mel Hamilton, Patti Dean and Elroy McDermott. Homeowners Don & Betty Lobdell were also in attendance. Kathy Knox was not present. Minutes from prior meeting were handed out and read. Art Sturdevant motioned to approve minutes and Sheila Payne seconded the motion. None apposed, motion approved.

TREASURERS REPORT - Sheila Payne went over the West Terrace HOA budget for the past few years and informed the board we have been operating at a loss with only 52 homeowners contributing \$13,000. She expects our HOA to need a budget of \$14,500. There was discussion of raising of dues to cover the difference. Art Sturdevant discussed monitoring our water bill to adjust accordingly as to keep our water bill closer to \$3000. Also, our lawn care bill will be \$3,000 this year compared to \$4,500 last year since we are changing lawn maintenance companies. Mel Hamilton motioned to approve the treasurers report and Jerry Jantz seconded. None apposed, motion approved.

ARCHITECTURAL COMMITTEE – The committee had their first request for fence approval from a homeowner. Patti mentioned there was nothing in writing in the CCR's that had any fence guidelines for the HOA. She handed out a set of guidelines that the architectural committee formed for the board to look over. The committee wanted the board to read and discuss any changes to address before approved and used as guidelines for homeowners in the future. The guidelines went over types of fencing and landscape standards that will be approved by the architectural committee. Art Sturdevant motioned to approve the guidelines. Jerry Jantz seconded. Sheila Payne abstained, motion approved.

BUDGET REVIEW – Fencing along Jack Gillingham's property and HOA common area needs to be replaced by the HOA as it was blown over. Art Sturdevant will get bids to submit to Jack to see if he will want his fence replaced or not. Art expects it to cost roughly \$1000. Discussion of a name change was brought up. The initial cost of that is \$250 for the name change and filing fees plus additional attorney fees. Our main goal in changing the name of our homeowners association is to avoid confusion from all of the properties outside of our HOA contacting us believing we are responsible for things that we are not. Also, to set us apart and retain the individuality of our 53 lots from the rest of the community. We will need to inform all of the homeowners and receive a majority vote to move forward. Mel Hamilton turned in his letter of resignation. Art Sturdevant motioned to move forward with the name change process and Elroy McDermott seconded. Entry signage was discussed. Art handed out some options to look at. It seemed that the metal sign was most popular amongst the board. Patti Dean, Art Sturdevant and Kurtis Bierlink will form a committee formed to look into signage costs and types. We need to get some prices together for the cost of the name change plus signage cost to then move onto the discussion of raising dues. Patti Dean will look at the plants to choose for the ends of the island that will be within the \$400 budget. Next board meeting is scheduled for early May. Meeting was adjourned by Art Sturdevant at 7:40 P.M.