

LHHA WESTWOOD EXECUTIVE BOARD MEETING

October 18, 2022

Attendees:

Terri Beloit
Deanna Mitchel
Laura Shellito
Chris Cutler
Rick Beloit
Mike Mitchel

Welcome: Deanna & Terri

Board Members Reports:

Presidents:

Swing Set install- Shipment/install expected soon

Website update- Terri checked in with Kirk and hopefully we can get the basics set up by the end of October

Secretary:

Resident info forms- Just over 50% collected, will post reminders to Facebook and/or wait for dues notices to obtain more contact information

Paperwork for residents selling their homes- The general expectation will be the receipt of information from title companies

Treasurer:

Budget- updates and 2023 projections given

Play structure for 3-5 year olds- revisit next meeting

Past due homeowner dues- Need to check with Lisa Ikeda to see if any dues have come in to her address and revisit any overdue homeowners

ACC Chair:

Notices re: faded paint, unkempt lawns, vehicles, etc. to homeowners regarding violations were posted, rental property notices to be mailed out

Process for proceeding with violators- 1st violations are a reminder, 2nd notices should be taken more seriously, 3rd notices may warrant a hearing of some kind; template has been created to make future letters easier to formulate

ACC Member/Rick:

Light pole- Scheduled to be installed 10/19/22

Fencing- A few panels on 62nd that are about to fall down due to rotted posts, the general consensus is to replace multiple panels at a time, consider a synthetic material; park water/meter/bill

Bark, rock, or synthetic product along 90th- Consider work party vs. landscape company to spread

New Business

- Treasurer Removal from Office – Terri Beloit motioned to remove Lisa Ikeda as Treasurer, Chris Cutler seconded- All in favor and motion approved; Letter will be sent to Lisa Ikeda
- New Treasurer – Chris Cutler nominated Mike Mitchel, Terri Beloit seconded- All in favor and motion approved
- 2023 Dues Vote - Terri proposes dues to be raised \$29 per household to \$224.50 for 2023, Deana seconded- All in favor and motion approved
- Westwood Timeline - Deanna proposed updating the timeline of events throughout the calendar year for future review by the HOA board
- New homeowner packets - Future plan to formulate a welcome letter and packet with information for new homeowners; consider a Welcome Committee
- Insurance – Need to investigate current policy with an insurance broker; would we be better off to separate from Woodbridge?- Mike will do some research
- Research past water bills - Have been quite a bit higher the past two bills; look into historical bills at this time of year
- Outdoor Air Quality Monitor – Plan to bring to a vote at the next HOA membership meeting
- Possible curtailing corporations from purchasing homes for rental purposes- Look into changing the percentage of homes as rentals

Misc Tasks

- Letter to rentals owners regarding dues and due dates (individuals & Invitation Homes)
- Columbia Bank – remove Lisa & add Mike (ASAP)
- Remove old website (Weebly) – or post update with link to new website
- Notify of new website - business cards
- Disable Venmo – determine how to
- Website training/access – for new website