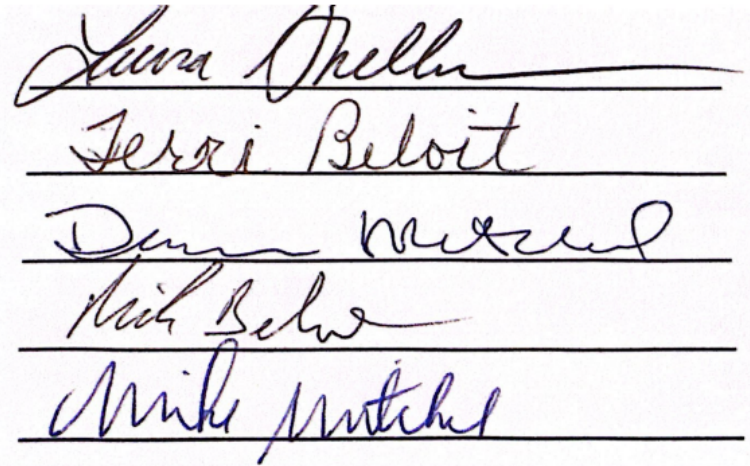


LHHA WESTWOOD EXECUTIVE BOARD MEETING

October 10, 2023

Attendees:



The image shows five handwritten signatures, each on a separate horizontal line. From top to bottom, the signatures are: Laura Shellito, Terri Beloit, Deanna Mitchell, Rick Beloit, and Mike Mitchel.

Meeting called to order at 6:30 by Laura Shellito, Secretary

Board Member Reports:

President: Deanna Mitchel thanks the ACC Committee for their walkthrough and letters sent

Secretary: n/a

Treasurer, Mike Mitchel-

- Collection of Dues:
 - Invitation Homes has paid approximately \$800 toward the \$1000 of dues owed for 4 properties in the neighborhood; Treasurer will follow-up with letters on additional dues owed.
 - 3 homes have not paid; have not been sent to collections; Treasurer will send one more reminder letter advising homeowners that 35% collection fees would be added to overdue dues if sent to collections
 - HOA has renewed contract with collection agency
- 2024 Budget assumes a 15% increase in dues (see budget from Treasurer)

ACC Chairman, Rick Beloit-

- 44 Violation letters sent
 - 33 first notices; mostly for dead/unkept lawns
 - 8 second notices; response back from 4 with plans for resolution
 - 3 third notices
 - 10 positive "thank you" letters recognizing some who have taken exceptional care of their homes

New Business:

- 2024 Dues
 - Terri Beloit moves to raise 2024 dues to \$260 per year; Deanna Mitchel seconds; All in favor
- Greenbelt behind homes along 65th Ave – trees; fencing; cleanup
 - Board will obtain a couple of bids on trees of concern/fallen trees- ACC Chair volunteers to aid in obtaining quotes
- Pressure washing & staining of fencing – volunteers or hire someone
 - Woodbridge recently did their fence (repair & stain) hired someone \$5000
 - Looking forward- plan to add to Spring newsletter to determine if we can get enough volunteers or if we will need to hire the project out
- Fall newsletter – article suggestions/ideas
 - Currently in preparation
- Ideas/goals for 2024
 - Continue to brainstorm

Meeting adjourned at 7:25pm