

LHHA WESTWOOD EXECUTIVE BOARD MEETING

October 11, 2024; 6 pm

Attendees:

Melody Vahl	Steven Boedigheimer
Ricky Vahl	Rebecca Mann
Cody McComber	Mike Mitchel
Amy Delfino	Terri Beloit
Rick Beloit	Not present: Kacie Solar; Deanna Mitchel

- HOA board purpose:
 - Collect dues, pay bills, oversee common areas, maintain quality of life/property observance, covenant review and application.
- Treasurer report by Mike Mitchel
 - 2024 Dues: Only 2 remaining homes and both are 2 years overdue. They will be sent to the collection agency possibly in the next month.
 - Budget; 2025 copy of budget was shared. Discussion to raise dues 15% again next year. If done, we possibly could cover the budget and have a net income of \$2,500 based on the average expenses over the past couple of years. This year (2024), we spent approximately \$2,500 more than we collected in dues for the year. Reviewed line items.
 - Bill pay option for payment of dues through individual banks; no new app/portal options as of yet that either don't have a fee or are allowed for a business account.
 - Savings account; Mike opted not to begin because of poor return on banking benefits and we don't have enough money to make it worth it.
 - Training Ameille Delfino for treasurer; Mike will do that and she will help with creating invoices in January.
 - 2025 dues vote: Current dues are \$260, possibly raise to \$299, which is 15% (the maximum we can raise without a vote of homeowners) or somewhere in between. If we don't raise we'll be in the red (again) next year. \$39 increase would be 15%.
 - Expenses have increased: lawn service went up over 3 years; significant repairs of our nearly 30 year old neighborhood (fences, painting fence, wetland trees removal).

- Discussion to raise just 10% to \$286 for the 2025 dues. Motion to raise by just 10% by Rick Vahl; seconded by Rebecca Mann.

In favor-all

Against- none

Abstain- none

- Motion was passed to raise the dues to \$286 for the 2025 year.

- ACC report: Rick Beloit, chairman

- Spring neighborhood walk through with letters sent out resulted in a majority of issues being addressed by owners. Remaining homes that have not yet addressed (mainly exterior cosmetic) issues will receive an email to follow up.
- The water meter for the park is connected to water line to the white house next to the park. We have a separate water meter that measures the water usage for the park's sprinkler system. The homeowners are reimbursed for the water usage that is billed to them throughout the season.
- Garbage at park concerns; discussed and it was unanimously agreed that no can shall be placed at the park.
- New homeowners – Two homes have been sold this year: lot #8 & lot #24
- Rentals: There are currently 8 rental properties in the neighborhood: 4 owned by Invitation Homes; 4 privately owned.
- Fall/winter neighborhood activities – ideas; holiday related; spring & summer activities
This will be discussed via email due to the length of the meeting.
- Playground chips – more are needed to cover play set area; volunteers on a weekend needed to help with that. Rick Vahl agreed to take this on and arrange for the chips and coordinate a date and volunteers.
- Solar lights at park were donated by Nikki & Regan (who live next door, lot #53)
- Next meeting: Executive Board Meeting TBD in Spring 2025