

# WESTVIEW HOME OWNERS ASSOCIATION

## Board of Trustees Meeting Agenda

Wednesday March 9, 2022

Via ZOOM meetings

Call to Order: 7:00pm

Attendance: Nikki, Meghan, Laura, AJ, Jen, Laurie, Michele

Budget Meeting:

Sent 2021 P&L 10 minutes before the meeting

Went over budget with whole board.

- Regular dues vs senior dues
- 31.45% Senior Dues – Laurie raised concerns about senior dues at 50%
- Good on pool tags
- Laurie clarified maintenance supplies at \$1,500
- Payroll – Taxes and net pay budget separately
- Pool repairs – combination of probes, heaters etc.
- Jen asked How much are the daily maintenance stuff like the chemicals and probes?
  - o Nikki clarified that is all on the invoices and we would have to go through and break it down
  - o Laurie doesn't know how much the test kits are and the probes supposed to keep in a cooler and it didn't happen and those are expensive.
- Lawn care
  - o N.B. Landscaping
  - o A.J. stating something with Jump Start
  - o Clarification of how much to mow
  - o More of a breakdown and waiting on contract
  - o Jen taking care of the lawn care quotes/estimates
  - o Meghan expresses the sooner the quotes the better
  - o Jen will get quotes or some pricing by March 23<sup>rd</sup>
- Grounds
  - o Jen can get materials for stone, soil, etc. for cost
- Playground
  - o Final payment
  - o Playground mulch or pricing – Jen
  - o Laurie stressing pricing on mulch and fill
  - o
- Insurance
  - o State Farm
  - o Nikki reviewing it and looking into it
- Office Supplies/Printing and Reproduction
  - o New yard signs

- Budget approx. \$0.25 per copy
- More mailings
- Mailing of statements
- Postage
  - 4 mailings a year
  - \$76 for PO box
  - Statement mailings
- Social Events
  - Opening and Closing Event
- Legal
  - May be less because we are going to send statements
- Nonprofit talk
  - Applying for nonprofit mailing rate
  - Look into that
  - Tax exempt – investigate
    - We do not show up on IRS database
    - We do not show up on Ohio database
  - Laura ask Have we register with the state? And clarified that we must register with the state each year.
  - Laurie can look it up – gave her EIN number – and to talk to Laura with her research and answers
  - We requested our transcripts from the IRS
  - IRS return doesn't jive with state return
  - Employed our own guards starting 2019
- Utilities
  - Sewer concerned higher than water bill
  - Trash price is high – trash will be cheaper than last year due to us pausing it
  - Signs up on the trash
  - Cameras – John Rice has info on it
  - Trash bulk pick up days
    - April 21st
  - Meghan to turn trash back on
- Camera Talk
  - John Rice has info on it and put it in
  - Possible upgrade
  - Recording – No one knows
  - Stating on how we can try and figure it out we are all pretty computer savvy
- Next meeting is the 23<sup>rd</sup>
- Does any one what to see anything different in the budget?
- Back to Social Events
  - Ice cream truck is about \$400
  - Other is trucks is pay as you go
  - Bounce house \$350 - \$500
  - Crafts under \$100

- So, \$1,200 on opening and closing event
- Pool talk
  - Stay with Hastings
  - Price out next year
- Approved budget
  - All in favor
- Recap on mailings
  - Invoice mailing with budget, letter, and invoice
  - Separate mailing with "Fun News"
- Online Payment Recap
  - Cheddar up
  - Showed a small visual
- Talk about raising dues/keeping the same
  - With a lot of back and forth we decided to keep it the same

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