

WESTVIEW HOMEOWNERS ASSOCIATION

Board of Trustees Meeting Agenda

Tuesday July 12, 2022

Via ZOOM meetings

Call to Order: 7:03

Attendance: Nikki, Laurie, AJ, Laura

Approve notes from 5/18 meeting – **Approved. Laura to post on website.**

Action Items:

Pool maintenance:

Addressed issues:

New 12' non telescoping pole for shepherds hook as required by ODH.
Lane line hook
Replace flow meter on baby pool filter system
Pump basket for baby pool pump

Current issues: (items with * pointed out by ODH inspector)

*Metal stairs in the shallow end need to be re-anchored in the ground
*Waiting on the lane line hook part and install from Hastings
*Holes from old ladders need to be filled, covered, repaired, or fixed somehow
AJ- has a Sawzall and can cut down the metal piece that is sticking up
Fence at front side of pool needs stabilizing
Baby pool gate needs repaired (there is a sharp piece sticking out at the bottom)

Pool issues that need attention before next season:

Various concrete work
New lounge chairs
New Ladders? **New ladders are needed. Old ones are unusable.**
Fence repair
New flag and pole for pool area

Swim Team:

First meet was on 6/21 vs. Berea rec. We understand that they are one of the largest teams however, there were issues that needed addressed. There were concerns from both the swim team and the guards. Meghan and I met with Catherine and came to an agreement on the following:

The swim team is responsible for all set-up and clean up.
No concessions are to be sold by the guards.
Guards are responsible for keeping pedestrians out of the guard deck area.
All matters between the swim team and the guards are to be handled by Catherine, Nikki, and/or Meghan.
Put signs up in guard area to keep people out of that area.

Financials:

We have collected approx. \$40k via Cheddar Up for dues and assessments so far. Clearly, on-line payment was a long-needed upgrade.

With promise of the collection policy being enforced we have collected many past due amounts. Statements have gone out for those who are still delinquent. Total of \$55k current Delinquencies (unpaid dues): There has been an average of \$26,000 in unpaid dues each year from 2015-2019. For 2020 and 2021 the average is \$42,000. \$112,840 dues invoiced for 2022 we have collected \$102,760 so far.

Regular dues \$82,971 / Senior \$19,789 / Late fees \$360 / Assessment \$27,309

\$17,585 Dues still owed for 2022

132 houses with senior dues (124 back in April) 31% **Need to discuss changes for 2023 in next meeting**

Need to discuss the increase of dues for 2023 and how we are going to communicate to members:

Need to discuss further in next meeting.

- History of Dues and Assessments
 - o Dues
 - 2008-2010 = \$170
 - 2011-2012 = \$180
 - 2013-2014 = \$210
 - 2015-2022 = \$310
 - 2023 = Projecting a necessary increase
 - o Assessments
 - 2013 = \$200 – Capital Improvements – Tennis Courts – Basketball Courts – Parking Lot – Pool Repairs – Kiddie Pool
 - 2022 = \$75 – Playground, A Capital Improvement

Invoices for 2023 will be sent out in March and will be due before the pool opens. We will have several days set-up for people to make payments. We will no longer allow the guards to accept payments at the pool. We will come up with a better way and be sure to communicate. **We will no longer accept payments at the pool this year starting 7/15.**

Social events:

Opening event was a big hit! **\$1685 spent (ice cream was \$1060)** We would like to start planning the closing event. Any ideas? **Laura to post on FB and ask for ideas. Food trucks and yard games?**

Should we try to plan for other summer events? Vendor fair, development garage sale, movie or trivia night, Senior breakfast bingo? If so, we need to gather a committee. **AJ suggested Flea Market-advertise to entire community. Need committee and start planning for Sept.**

Laura -Trunk or Treat event around Halloween for the kids

Laura to investigate rather or not Olmsted Falls is doing community garage sale in Aug. Maybe post on website? We discussed maybe doing "Small Business" Saturdays on the website and allow people to post info.

Communication:

We have had many people sign up to receive communications via email. We need to combine the info from our website as well as Cheddar up and create one email list that we can use going forward. However, all invoices will be mailed via USPS to ensure receipt.

Meeting adjourned: 8:21pm

Another meeting to be scheduled in a couple weeks.