

**WESTVIEW HOMEOWNERS ASSOCIATION**  
**Board of Trustees Meeting Minutes**  
**Monday January 11, 2016**  
**Olmsted Falls Fire Station, 9274 Columbia Road**

**1-Call to Order at 7:04**

**2-In attendance:** Bob Lehmann, Tom Lehmann, Linda New, Brian Heine, Diana Andrews, Laurie English, Gene Malow, Nick Alvino, Chris DeHart, Shelly Quayle, Chris Curtis, Ethel M Beerer, Jean LeMay, Marcia Terstage, Pat Armstrong, Dennis McCafferty

**2-Reading of minutes:** Laurie moves, Diana seconds waving reading of meeting minutes. All in favor. Bob moves, Nick seconds waiving of reading of minutes. All in favor. Bob moves and Linda seconds acceptance Catherine's resignation after her dedicated service. All in favor.

**3-Reports:**

- A. *President:* John Rice – not present
- B. *Vice President:* Tom Lehmann – still waiting for reduction in water bill.  
Two new supports on patio are completed
- C. *Secretary:* Linda New – Communication from OF Council Rep Teri

Duncan

regarding notifying WHOA members of Christmas Tree pick-up this week. Two proposed contracts were submitted for pool management: we need to schedule a time to meet with both companies next week to address questions and concerns. Two proposals were submitted for leak detection: one company needs to be selected to begin work in March. Art Foth indicated that hiring an accounting company at which a WHOA member is employed to complete an audit at a discounted rate would not be a conflict. Currently there are 155 votes in favor of the Updated Code of Regulations, 22 against, and 9 properties which are not presently occupied due to other circumstances. The remaining homeowners who have not voted will be approached on a door-to-door basis. Gene moved to begin process of purchase of a laptop, accounting software, and a printer. Laurie seconded. Vote – all in favor.

- D. *Treasurer:* balance from checking and assessment have been submitted

**4-Committee Reports:**

- 1. **Maintenance Committee:** Nick, Gene, Tony, Tom – 2015 list of completed improvements and pending improvement was submitted and is attached. Roof and pillars are up and it should look nice for spring. We need to decide if we are going to use benches, tables, chairs and what our budget will be. Tony will submit an updated list of needed supplies. Gene provided a list of work to be done on plumbing under baby pool. American Leak Detection may be able to do both baby pool and larger pool. The solution may involve moving the pump. Gene will continue to explore this. Work can be done in March. Gene will follow

up on this. The pump room also needs electrical work. Tony is tired of the lack of help.

Suggestion has been made to post a wish list of materials needed at the pool to see if donations from the neighborhood are available.

- B. **Pool Resurface Committee:** Sean McCafferty, Brian Heine - no report
- C. **Audit Committee:** 3 estimates are being submitted for estimated costs for an audit. Shelly will follow up on this.
- D. **Pool Committee:** Gene Malow – no report
- E. **Social Committee:** Diana Andrews – suggestion is made to create a budget for the social committee.

#### **5-Old Business:**

- A. Telephone Research – Bob will look into
- B. Bonding of Treasurer and Trustees – John will contact state farm with the 2015 spring budget

#### **6-New Business:**

- A. 2016 Board of Trustee election – Tom Lehmann, Diana Andrews, Chad Gluss, Chris DeHart, Brian Heine, Bob Lehmann, Shelly Quayle, Laurie English, John Rice.
- B. Secretary will send a divided list of addresses of those people who have not voted in order to collect remaining ballots for Code of Regulations
- C. Secretary will contact Foth&Foth regarding time limits for ballots to remain valid.
- D. Diana Andrews – has offered to oversee swim lessons for the 2015 season. Rita Carney has offered to work as Certified Life Guard.

#### **8-Miscellaneous Business**

Chris Curtis president of Swim Team offered swim team schedule. Chris will send this schedule to [whoaconnect@gmail.com](mailto:whoaconnect@gmail.com). Tom asked about the starter platforms that may need work. They may need to be resurfaced. Chris will talk about that at the swim team meeting. Can swim team members help with May opening clean ups? Board will send clean up dates and times to Chris to help her organize the swim team to be in attendance.

#### **9-Meeting adjourned at 8:49.**

#### **10. Executive Session:**