

Westview Home Owners Association

Annual Meeting Agenda

March 31, 2015

1. Call to order at: 7:10
2. In attendance:
Board of Trustees: Chris DeHart, Tom Lehmann, Catherine Davis, Linda New, Mary Jo Vasdez, Shelley Quayle, Charlie Zak, Art Foth, atty
WHOA members: Maureen Gilmore, James Leist, Sharon Leist, Paulette Theiss, Nancy Carter, Melody Seman, Tamara Paliska, Ken Paliska, Gene Marlow, Ethel M Beerer, additional WHOA members present who did not sign in
3. Approval of Minutes from previous meeting: Catherine moved to approve the minutes, Mary Jo seconded
4. Report of officers:
 - a. President
 - b. Treasurer – proposed 2015 operating budget was delivered to everyone WHOA homeowner prior to this meeting
5. Committee Reports:
 - a. Roof repairs
 - i. Tom – Turf World does not rebuild but they could put sails up at a later date
 - ii. The city inspector has deemed that the patio is unsafe and needs to be repaired before the pool opens this year
 - iii. Architect plans need to be submitted
 - iv. After we have architect plans, we need to get further estimates for work to be done
 - v. We are looking at the best, least expensive and most effective way to repair in order to open the pool on time
 - vi. The insurance company has deemed that the patio damage was not covered by insurance
 - b. Pool repairs
 - i. Estimates are being submitted for tile/resurfacing and for pool liners
6. New Business:
 - a. Discussion of Budget
 - i. Concerns were expressed about the increase in yearly assessment
 - ii. Suggestions were made to divide this year's budget into a yearly operating expenses and into an assessment
 - iii. 16 homes that had not paid assessment, 3 have been written off, 4 have made partial payments, 2 more are going into foreclosure
 - iv. State Law in 2010 says that you have to have a reserve unless 51% of the members vote to waive the reserve
 - v. Once you reach a reserve, then you set aside 10%
 - vi. Suggestion made to charge the swim team – or to have the swim team increase their fees to cover some of these operating costs

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- vii. Suggestion made to keep the pool closed for a month in order to save money and make some repairs
 - viii. The question of why the water and sewer went up last year and will go up more this year – Charlie is looking into this
 - ix. Questions were posed regarding the Capital Improvement Assessment account – the funds in this account cannot be used for operating costs because they are specifically designated for capital improvements. Approximately \$14,000 remains in this account after parking lot, tennis court, and basketball court repairs were made during the 2014 season. This money is not included in the proposed operating budget for 2015.
 - b. Discussion of Code of Regulation/Deed Amendment Vote
 - i. Clarification of amendments - senior discount was never legally approved, so this updated Code will allow WHOA to continue the senior discount
 - ii. (If the new Code of Regulations passes, the senior discount may be implemented this year)
 - iii. In order to complete the vote we need 51 percent of WHOA homeowners to cast a ballot. A majority of this quorum decides the vote.
 - iv. The updated Code puts WHOA in compliance with Ohio Law.
 - c. Budget vote - Passed
 - i. For – 71
 - ii. Against – 17
 - d. Code of Regulation/Deed Amendment Vote - Pending
 - i. For – 123
 - ii. Against – 18
- 7. Announcements – date for next meeting: Tuesday, April 7, 2015 at 7pm. Location - TBA
- 8. Meeting adjourned at: 8:30