

WESTVIEW HOMEOWNERS ASSOCIATION

Board of Trustees Meeting minutes

7pm Monday, September 14, 2015

Olmsted Falls Fire Station

9274 Columbia Rd.

Olmsted Falls, Ohio

1. Call to Order: 7:16pm

2. Roll Call –

Trustees – John Rice, president; Tom Lehmann, vice-president; Catherine Davis, treasurer; Linda New, secretary; Diana Andrews, trustee; Brian Heine, trustee; Rochelle Umbel, trustee; Tony Imbordino, trustee; Gene Malow, trustee; Nick Alvino, trustee; Bob Kiefer, trustee

Members - Ryann Walsh, Sharon Bird, Pat Armstrong, Maureen Gilmore, Laurie McCafferty, Dennis McCafferty, Marcia Terstoge, Chad Gluss, Bob Kiefer

3. Action Items for approval by motion:

Motion to approve WHOA Meeting Minutes August 10th 2015. Catherine moved to wave reading of minutes, Diana seconded, vote: all in favor. Catherine moved to approve the minutes, Diana seconded; vote: all in favor.

4. Reports

- A. **President:** John Rice - John announced that he intends to follow rules of order and improve communication. John offered his email: johnrice1978@yahoo.com and his phone: 440-742-0067 for WHOA members who have questions or concerns.
- B. **Vice President:** Tom Lehman – volunteers have offered to help with work this month and projects are being organized. Tom will take names of more volunteers after the meeting tonight.
- C. **Treasurer:** Catherine Davis - August 31 statement balance 33,240.15 checking account approximately \$29,000. 50 homeowners remaining with delinquent dues. Catherine would like to suspend phone service over the winter and restarted in the spring. John moved to do further research and revisit this next month.

Motion for the payment of reimbursements:

Gene Malow: vacuum poles, brushes,

John Rice: faucets, roofing plastic,

Nick: paint for bathrooms

Motion for payment of bills:

Foth&Foth

Jump Start

Charlie moved to pay bills and reimbursements. Tony seconded. Vote: all in favor.

5. Committee Reports

- A. **Maintenance Committee:** Tom Lehman, Nick Alvino, Tony Imbordino, Gene Malow
 - Tom stated that additional painting and maintenance volunteers are still needed.
 - Gene submitted a list of repairs that need to be done. Metropolitan came to the pool today taking measures to determine where the small leak might be (tiles, skimmers, or plumbing). There is also a small leak in the baby pool. Gene has begun to compile a photo album to show the facilities before and after the work that is currently underway.
 - Rita Carney and Pat Armstrong have offered to help with the painting.

-Tony talked about sensor lights in restrooms, push control faucets, and electrical work in the guard office, upgrades on fuse boxes and wiring

-John recommends that we have the lines pressure tested if the probes that Metropolitan is running prove inconclusive.

-Ryan Walsh inquired about replacing furniture that is in disrepair. The board will begin to look for quality replacement furniture. Additionally, Ryan reported that when a ladder was removed there was exposed metal that was a safety hazard. John recommends that all members report any issues that they are aware of so the issues can be dealt with immediately. Call John or Gene.

B. **Pool Resurface Committee:** Sean McCafferty, Brian Heine. Sean was not in attendance. Brian left the meeting early and so no report is submitted.

C. **Audit Committee:** Carl Schmitz, Catherine Fawcett, Matt Uber, Laurie English, Ken Ellis – no report.

6. Old Business:

A. **Parking Lot Resealing:** Tom Lehman – Holland will offer the same credit for the fencing if parking lot is resealed in the spring rather than in the fall, so the parking lot will be sealed and restriped in the spring.

B. **Roof Update:** Tom Lehman, Nick Alvino, Tony Imbordino, Gene Malow, Jim Fiala, John Rice – Due to the expense of replacing the patio cover, the proposal was made to leave 14 feet of the patio cover as is and remove the remaining damaged section. Gene moved to remove as much of the cover as needed and preserve at least 14 feet. Charlie seconded. Vote: all in favor.

C. **Code of Regulations / Deed Issue:** this will be discussed at subsequent meeting

7. New Business:

A. Trustee Resignations: Brian Jones, Mary Jo Vadasz, Tony moved to accept. Gene seconded. Vote: all in favor

B. Establishment of Pool Committee: Tasked with looking at pool contracts to determine pro's and con's of contracting with local pool management companies. Diana moves to start a pool committee, Tony seconded. Vote – all in favor. Gene offered to be a part of this committee. WHOA Members are invited to be a part of this Pool Committee.

C. Establishment of Social Committee – tasked with fund raising and organizing committee. Diana moved to create this committee. Tony seconded. Vote – all in favor.

D. Bonding of Treasurer and Trustees – research is needed to determine how this is to be done.

E. Independent Financial Audit – John recommends that we have an audit done this year. Catherine offered the option of a review to avoid the expense of an audit. Tony moved to have an audit. Gene seconded. Vote – all in favor

F. Website Updates – Pat Armstrong offered to help with the website.

8. **Executive Session** – John moved to go to executive session to discuss collection procedures. Tom seconded. Vote – all in favor. Executive session began at 9:28 and lasted until 9:58.

9. Catherine moved to take 4 properties to small claims. Charlie seconded. Vote – all in favor.

10. Gene would like to purchase 20 lounge chairs at end of season sale prices. John moved to amend budget to include \$1500 for pool furniture. Linda seconded. Vote – all in favor.

11. **Adjournment** – Charlie moved to adjourn the meeting. Tony seconded. Meeting adjourned at 10:07.