

WESTVIEW HOMEOWNERS ASSOCIATION
Board of Trustees Meeting Notes
Monday December 14, 2015
Olmsted Falls Fire Station, 9274 Columbia Road

1. **Call to Order at 7:12**
2. **Roll Call** – Gene Malow, John Rice, Tom Lehmann, Nick Alvino, Brian Heine, Rochelle Umbel, Chris DeHart, Bob Lehmann, Shelly Quayle, Linda New, Tony Imbordino
3. **Presentation: None.**
4. **Action Items for approval by motion:**
 - A. Motion to waive the reading of WHOA Meeting Minutes from November 9, 2015.
Tom moved. Gene seconded. All in favor.
 - B. Motion to approve the meeting minutes of November 9, 2015.
Tom moved. Bob seconded. All in favor
 - C. Motion to approve an additional \$800.00 to the previously approved \$2000.00 for masonry work on patio roof supports.
Discussion – Is the money available now? Yes. What is the additional cost covering – payment to contractor to cover additional work that was done. Tom motioned. Linda seconded. All in favor
 - D. Motion to approve and \$500.00 for electrical upgrades to lights and other.
Discussion – Exterior lights and two bathrooms will be lit. Will this cover lighting requirements for pool parties at night? Yes – as per Metropolitan’s comments over the summer. Gene will contact Metropolitan to confirm evening pool party lighting requirements. Nick moved. Linda seconded. All in favor.
 - E. Motion to approve \$500.00 to Demarchi & Associates CPA's to conduct financial audit.
Discussion – A company with no connection to WHOA or its members is needed to ensure an unbiased audit. John moves to table this. Tony seconds. All in favor. Linda will find two additional companies. Shelly will look into options at BW.
 - F. Motion to approve \$1,272.50 to Hastings Water Works to conduct comprehensive pressure and leak testing to pool.
Discussion – why Hasting rather than American? Hastings cut their price in half. Leak is probably in return lines according to Hastings. They will send a diver in because it could be in the main drain. Chris moves to appropriate the money for a company to complete leak detection – this will be done only after another estimate has been provided by a second company and the information has been brought to the floor for discussion. The choice of companies will be made after a second estimate has been submitted.
 - G. Motion to accept leave of absence of Trustee Laurie English. Nick moves. Chris seconds. All in favor.
4. **Reports**
 - A. **President: John Rice**
John, Tom, and Gene met with Hastings last week. They will meet with Metropolitan next. John plans to draft an end of the year letter to share with the neighborhood. Something will need to be done with the kiddie pool before the upcoming summer: total repair or replacement with something else.
 - B. **Vice President: Tom Lehmann**
Water department is checking on bill adjustment from last summer when we were overcharged. We should have information soon.
 - C. **Secretary: Linda New** – no report
 - D. **Treasurer: Catherine Davis** – financial statement submitted. Credit for unused lifeguard hours will be reimbursed. Credit for insurance will be submitted.

5. Committee Reports:

- A. Maintenance Committee: Tom Lehmann, Nick Alvino, Tony Imbordino, Gene Malow – Roof repairs continue. Support will be installed tomorrow and will continue for the next two weeks. Roof is completed. Estimate for fixing the building from Low Concrete. Concrete, drain, foundation can be done in the Spring for approximately \$4500. Corner of patio may need additional work.
 - B. Pool Resurface Committee: Sean McCafferty, Brian Heine – no report
 - C. Audit Committee: Laurie English – no report
- D. Pool Committee: Gene Malow – 3 umbrellas need to be purchased for approximately \$400
 - E. Social Committee: Diana Andrews – no report

6. Old Business:

- A. Telephone Research – Bob will look into options for an alternate phone line
- B. Bonding of Treasurer and Trustees – John will contact state farm with the 2015 spring budget
- C. Code of Regulations and Deed: Linda sent additional emails and posted information on the WHOA blog regarding the Updated Code of Regulations.
- D. WHOA website – to be discussed at next month’s meeting

7. New Business:

- A. Next meeting will be 2016 Trustee election meeting – January 11 at 7pm – John will compose an end of the year letter with this date and time listed. Linda will send this via email, USPS and announce on website.

8. Miscellaneous Business

Gene would like to talk to swim team president.
Chris Curtis will be invited to attend the January meeting. Tom will send questions to Rochelle regarding planning for next season.

9. Adjournment at 9pm