

Westbury at Pheasant Pointe HOA Meeting
October 3, 2018

Board Members in attendance: Mark W., Jill, Mark B. & Amy
Management Member: Brian Brown

Welcome (Roll Call – Sign In)

1441G Insurance Claim – Wall Water line broke

Garage Insurance Claim for the fire is almost done.

Financials:

Need to look into raising Dues.

- Water has slowly been going up every year. We are short about \$14 per unit for the water bill that we have been floating for years from other areas of the budget.
- Lots of repairs will be coming up for the building, they are getting older, and some are at 15 years.
- We are currently at negative \$500 on our Net Income.
- We need to get our Reserves up to \$100,000 (currently we are just shy of \$53,000).

Snow Removal:

- J&R (our current Snow/Lawn care) is not doing snow removal in Utah County this year. We will need to pick a new company.
- Received a bid from Affordable Lawn Care. Board wants Brian to see if they are willing to match the price we were getting from J&R. if not we would like to look elsewhere and for more bids.
- J&R would still like to keep the landscape contract. Snow removal is harder to find and we may need to award the landscape bid to the same one as our Snow removal in order to get a contract.

Open Meeting up to Residents:

Nate Shumway 1661B

- Workout machine cable was snipped.
 - Repairperson is coming out on October 10th. They plan of fixing this while here.
- Swimming Pool Filter does not seem to be cycling. Board asked if he could remember the date. Mr. Shumway said it was around Labor Day.
- 1661 has a dead tree in front of the building
- Small playground- Kids are being way to hard on it. They have broken the horse and the single plate it was attached to is still there sticking out of the ground. Board asked Brian to check on it and have it removed.
- He booked the clubhouse and when he got here someone else was using it and had not reserved it.

- Air Vents – When was the last time they were cleaned out? Board told him it has been a few years. They are technically the owner responsibility. CC&R's state anything only serviced by individual unit is owner Responsibility.
 - Can I clean my vent myself & replace to a bird vent? The board said 'Yes'. Just sent in an email with a picture of the vent type he would like to use, and get it approved.
- Bushes growing over the sidewalk.
- 1661 has a weed growing that is huge and needs to be removed.

Randal's 1656

- Why were the rose bushes removed? We put them in 5 years ago. *Claims they were given verbal approval.
- Email complaint. Why can't I send an email to the board? He does not want to send it to the management company. He wants the email addresses of the board members. "Are you afraid I am going to break your door down?"
- He is upset that his bushes got pulled up.
- Claims that someone leaked a complaint to Mindy & Chad (his neighbors) and they broke down his door. These 2 renters came banging on his door drunk. The Randals were injured in the incident. Mr. Randal complained about the chalk drawn by said neighbors. Mr. Randal is claiming that someone at the management company had to have leaked to the neighbor about his complaint. She (Mindy) complained and now she got the Rose bushes removed.

Linda Roth 1661 (middle floor)

- The 3 dumpsters outside of 1661 need to be cleaned up. They are also missing the unauthorized dumping signs
- How can she let us know what needs to be done?

Board told her she could email anytime it is the fastest way to let us know when things need attention.

General note to all residents at the meeting: Please let us know and we will address it sooner. Just send a maintenance requests on the HOA website or send an email.

Nate Shumway

- He would like better airflow through his unit and to keep his bills down. Can he put in a storm door? The board asked him to send an email with the exact door/color etc. to get approval.
- When is the annual meeting? The board said a date has not yet been set. A notice will be mailed out.

Other Owners at the meetings:

Clowey 1627H

- Moved here in May
- She is willing to help with anything we need. She would be happy to put together a newsletter.

Nathan Richardson 1627C

- Has lived her about 3 years.

Mark Birch needs to go. He told the Randal's that he feels sorry for how they are feeling and he takes this personally.

Mark Birch Excused

A few residents complained about Renters in 1656F (Mindy & Chad (could be Chris might have the name wrong)) Nuisance to the community.

Randal's

- Flower bed where roses were pulled are not fixed properly. The dirt is flooding all over the sidewalk. (Brian is going to stop by and look at it.)

Board chose to close the meeting so residents could leave and the Randal's could stay and voice their concerns.

Adjourn Meeting