

Westbury at Pheasant Pointe HOA Meeting  
September 25, 2019

Board Members in attendance: Mark Birch, Mark Walton, Vanessa, Blake, Amy  
Management Member: Brian Brown

Review Finances

- Building are 16+ years old
- We have some outstanding Stucco bills that need to be paid.

Largest increases in Expenses are:

- Water has increased \$25,595 from 6 years ago
- Sewer & Storm Drain had increased \$6795 from 6 years ago
- Insurance has gone up \$18,600 from 6 years ago
- Fire Monitoring has increased \$6381 from 6 years ago

Raise Dues and/or special Assessment- Board decided to table discussion for future meeting

Maintenance – siding on back of garages coming off, leaking windows

Review landscaping for the summer – only complaint some areas are being overwatered  
Board asked Brian to have affordable work on the front corner at Pheasant Pointe that is our responsibility

Brian will email out snow removal bids in the next few weeks.

Discussion on parking – a lot of owners/residence are parking in visitor parking

- Start documenting cars that are repeatedly parking in visitor
- Look into creating visitor registration for overnight parking from 9pm-7am

Annual Meeting to be held November 20<sup>th</sup> at 6pm

We had some Drainage/Flooding issues around 1456

Talked about drainage to help with flooding – after meeting board is going to walk the area and look into more drainage/adding a culvert.

Get a new table for the clubhouse to replace broken one.

When the time comes to replace shutters look at putting numbers on both sides of building that are Larger and Black. Check price to add solar light on numbers.

Adjourn Meeting