

Westbury at Pheasant Pointe Annual HOA Meeting
January 30, 2019

Board Members in attendance: Mark W., Jill, Mark B. & Amy
(Vanessa was excused due to medical emergency)
Management Member: Brian Brown

Welcome (Mark W.)

Roll Call – Sign In

We need 126 people for a quorum. We do not have a quorum. Follow-up voting meeting set for February 27th.

Review Meeting minutes from last meeting. Approve meeting minutes.

Review 2018 Financials:

Brian showed the financial books that are created for every month. They contain all original Invoices. Any member can request to see them. We went over the Balance Sheet and Revenues & Expenses Statement for 2018.

Resident Comments – 1529 stairs are seeing rust and 1574 also need to be looked at.

Every year we try to evaluate trip hazards in the community and do a concrete inspection.

2019 Budget

The budget has roughly stayed the same for the past 10 years. We had to add in an expense for the Reserve Account. We need to be putting in 10% of our income into the Reserve Account. We are planning to make a \$20,000 deposit into the Reserve Account within the next 2 months. After that payment is made we will reapply for FHA.

Review 2018

- Stucco Repairs around \$9,000
- Striped the parking lot
- We did not spend a lot on projects/repair. We tried to save up money.

2019 Plans

- Come spring the board is going to walk the community to see what projects are needed.
- Board will review concrete needs and trouble areas.
- Some projects we are looking into our putting up new Shutters, painting railings and painting doors. (We warrantied out the current shutters. We currently have the new ones sitting in storage)

Question and concerns from Owners:

What can we do to improve parking?

Post Notices reminding owners to park only in their assigned spot.

Ideas proposed by resident is to create a social media page to get into out easier.

What if we have creaking in our floor?

This would be an owner issue.

By building 1420 Snow is being plowed into parking spots.

Send Brian an email and he will have the snow removal come and move it.

Brains asked residents to please send in an email with pictures if possible for any snow problems so he can get them addressed.

Adjourn Meeting

Zane & Debra both expressed interest in running for the Board.

1627 has a Dog Problem and Trash Problem (Fine notices have been sent. Look into sending someone out to clean up the poop)

1420A Renters are storing Crap outside of the door. Send a 48hr notice to have items removed.

Brian is going to put together a survey to see what improvements the residence would like to see done at Westbury. Also see if they want them spread out over time or a special assessment done in order to get all improvements done at the same time.