

Westbury at Pheasant Pointe Annual HOA Meeting
November 20, 2019

Board Members in attendance: Vanessa, Blake & Amy

Absent Board Members: Mark B. & Mark W.

Management Member: Brian Brown

Welcome

Roll Call – Sign In

Read Previous board meeting minutes.

Financials

Brian showed the financial books that are created for every month. They contain all original Invoices. Any member can request to see them.

- 2018 Year in Review
- 2019 Year to Date
- 2019 Projects
 - 1486 had some major stucco repair
 - Drainage Project
- 2020 need new security system it is 18+ years old
- 2020 Budget will be discussed right after the new board is put in. Look into raising dues/ special assessment. The board has worked hard on saving money and keeping dues low. But now we need to spend in order to up keep the building as they are getting older.

Election – We do not have a quorum so we will have to do a follow-up voting meeting.

Boyd and Edward expressed interest in running for the Board.

Election meeting will be held November 25th at 6pm.

Question and concerns from Owners:

Dalton

- Fading Shutter
- A lot of the fence is broken/kicked out
- Stairs very rusty especially on the underside (creates an eye sore)
- Dead trees (asked to please email if he notices any)
- Is there a restriction on a garage being open? Maybe look into making it a finable offence
- Pets on leashes – he noticed a lot of popping
- Park by 1624 needs a new baby swing it is broken and duck taped together.

Boyd

- Do we have Earthquake Insurance? Yes

Board discussed updating the newsletter and posting it to the doors so renters could see.

Lengthy Discussion on Dues/Special Assessment

Some of the projects/repairs we are looking at is:

- Installing New Shutters – They were warranted out so we already own them they are in a storage unit.
- Paint – Railings/Stairs/Door
- Security System (Key Cards to Clubhouse/pool)
- HVAC – Clubhouse has been repaired as much as possible needs new system
- Reserve Account

Need to Raise dues to help keep up with cost of the Bills going up.

Comments from owners in attendance:

- They would like to see a list of the projects and a time frame if/when there is a special assessment.
- Would like to see the special assessment go to projects only and an increase in dues to cover bills.
- All homeowners in attendance at the meeting agreed it would be beneficial to the community to have an increase in dues and a special assessment.

Adjourn meeting