

Westbury at Pheasant Pointe HOA Meeting
November 17, 2021

Board Members in attendance: Blake, Mark W., Amy
Management Member: Brian Brown

Welcome

Currently we have \$50,000 and \$24,000 in Reserve accounts. We have \$42,000 in our operating account. Board approved moving \$26,000 from operating to Reserve Account.

Blake walked by 1420 and a few lights are burned out. The lights will be changed within the next few days.

Addressed an email from a concerned resident. She requested more railings. The board feels that the railings would become a Hazard. Kids swinging on them and skateboarders using them as a ramp. For now, the board does not want to add any railings. Another concern in the email lighting.

Thoughts from the board:

- The board has requested more information from her about areas of concern
- If we add flood lights to one building, then it domino effect
- Cost
- Concern the lights will shine into residents' homes
- The board has asked to get bids for more lights. Look into adding a light on the corner of the garage in front of 1420 (south side of building)

During a recent walkthrough it was noticed that we need to look at the stairs on the southside of 1420 near the garages/sidewalk. Get a bid on grinding/lifting or replacing the stairs.

HOA Dues

- Should we get a head of it?
- Inflation – Rise in Costs
- Should be putting 10% into Reserve Acct every month
- Oldest building was built around 2002 we have maintenance that needs to or is coming up soon
 - Replace Both Playgrounds
 - Roof Replacement/repairs
 - Update Security System/video
 - Repave and stripe Parking lot
 - Flower Beds – Need update/maintenance replacing the bark is costly
- If we raise dues, we can auto budget money into reserve every month
- Raise dues \$20 beginning January 1, 2022

Motion to Adjourn meeting Mark W.