**Westside Chase HOA Board Meeting**

**June 8, 2011**

**11:00**

Linden- President

Denise- Vice President

Dana- Secretary

Hank- Treasurer

Brannon- Able President

Meeting was called to order at 11:10. Treasures report was read. New business discussed.

 ***New Business:***

 - Window units have been placed in several homes windows. Is this allowed? Brannon stated that this is not in the covenants.

 - Members continue to receive complaints about the current lawn care. It was discussed that we were to not receive anything less than what we expected with the prior lawn service company and that they provided bagging grass, edging, weed eating and blowing grass from roadways, sidewalks, driveways and back porches. Brannon stated that he was not aware of the bagging but he would check into having it done. He also suggested to members that help would need to be hired in order to have these things completed at the cost of an extra $200 for the months of June, July, August and September. All members voted YES. He would also discuss with the lawn care company about edging and weed eating. Annuals will be planted at the cost of $52.00 per flat and pine straw will be disbursed in common areas at the cost of $7.00 per bail. All members voted YES.

 - A per trip charge of $\_\_\_\_\_\_\_\_\_ will take care of any debris around the dumpsters and in the overflow lot area that will be taken care of by the lawn care company. Call as needed. Members voted YES.

 - Minimal trimming of the hedges around dumpsters will be completed as soon as possible.

 - Violations of current covenants will result in a threating letter and if no response a $50 fine will be imposed each month thereafter. Members voted YES.

 - Liens will be placed on any property that is currently behind of monthly dues. Members voted YES.

 - Addendum to be added to covenants/ by-laws concerning parking the overflow lot. Complaints have been received about unauthorized parking in the area. It was also discussed the possibility of parking permits. All residents will receive a letter to remind them of the 1 resident/1 visitor parking rule. Able will order signage for area stating that parking permit must be displayed or all others will be towed. Possibly call Martin’s Towing for a towing sign. Members voted YES.

- ACC, Erosion control committee needs to be formed. Dana and Denise both have owners that are interested in participating. They will speak with them.

 -Brannon stated that the by-laws state that a Capital Reserve account shall be in place with at least 20% deposited. All members stated that with the current financial situation that we should hold off on this transfer until a later date.

Meeting adjourned at 12:45

Minutes prepared by: Dana C. Bryant #86