Westside Chase Homeowners Association Meeting

January 11, 2014

1. Call to Order by HOA President Mike Whitehurst
2. Roll Call – Mike Whitehurst, Mary Ann Whitehurst, Robert Hall, Hank Horton, Susan Wilson, Nate Whitehurst, Cara Grahek
3. Approval of October 5, 2013 Minutes
4. Treasurer Report: Hank Horton
	1. Ended December 31, 2013 with surplus in the budget and reserve accounts
	2. Past Due HOA accounts – Hank reported that a large percentage of the past due accounts have started paying and bringing accounts into compliance.
	3. Nine (9) homeowners have not responded to our letters to bring their accounts into compliance. Hank will speak with the HOA attorney this coming week about starting judgments against the most delinquent.
	4. Approval was given to Hank to pay additional retainer fee of $500 to our attorney.
5. Report from Able Management: Able did not send a representative to our meeting.
6. Report from ACC: Susan Wilson, Nate Whitehurst, and Cara Grahek
	1. The largest issue facing our community currently is the lack of maintenance on mailboxes. Many need cleaning and painting.
	2. Two homes need attention: #115 – Roof repair, painting of shutters and front door, shrubs need trimming. #12 – Parking in grass
	3. Mike will get a new website address and password for ACC on our website.
7. Report from Beautification Committee: Mary Ann Whitehurst
	1. A message will be put in the newsletter about mailbox maintenance.
	2. Landscaper will maintain our entrance landscaping.
	3. Annuals will be replaced by volunteers.
	4. HOA approved $400 per year for new annuals.
	5. Home #93 won yard-of-the-month for the fourth quarter of 2013 and will receive Home Depot gift card.
	6. The next yard sale will be in April.
	7. A message will be put in the newsletter to winterize your home especially if it is vacant for any amount of time.
	8. A request for bid will be sent to a contractor we used in the past to grind stumps in the center area of homes and one stump at the entrance. In addition, to remove a small tree near the dumpster in the cul de sac.
8. Old Business: Home #10 is in auction. This home is in need of repairs to bring the home into neighborhood compliance.
9. New Business:
	1. Mike will notify Able that he will file the HOA tax return.
	2. The sprinkler system needs a new meter before the landscaper can troubleshoot. Able should order it for us.
	3. Landscaper will trim hedges around dumpsters. In addition, landscaper will be notified to mow all back yards unless the owner puts up a sign or locks the gate. A notice will be put in the newsletter to notify all owners.
	4. Mike will have Able to call the county water department to repair a fire hydrant on the front of the community.
	5. Next HOA meeting: April 5, 2014 @ 10:30AM – Ingles Market
10. Adjournment