Westside Chase Homeowners Association Meeting

July 13, 2013 Minutes

1. Call to Order by Mike Whitehurst – President, WCHOA at Ingles Supermarket, West Ave.
2. Committee members present: Mike Whitehurst, Robert Hall, Dana Bryant, and Susan Wilson. Homeowners in attendance: Nora Hall, Mary Ann Whitehurst, and Nathan Whitehurst. Committee members absent: Hank Horton and Amy Mundell.
3. Prior meeting minutes were reviewed and approved. 7 homeowners present.
4. Meeting protocol – Follow Robert’s Rules of Order (Motioned and approved).
5. Treasury Report – WCHOA Profit and Loss (January 1 – July 9) was reviewed.
6. ACC – No formal report was presented. Everyone discussed items such as the drain repair by the county.
7. Able Management reported on newsletter. Further discussion was held on the yard of the month, semi-annual yard sales, and thoughts about mailbox painting and landscaping.
8. HOA Dues – (Motioned and approved) Meet with attorney and pursue next steps of collection for any homeowner who is delinquent for more than 12 months. Continue following present format for homeowners who are delinquent less than 12 months.

Mike will schedule a meeting with our attorney.

1. Open Issues –
	1. Overflow lot drainage – Everyone agreed that we need to clean the street and repair the drainage issue involving the overflow parking lot. It is our intent to pursue two bids and evaluate a permanent repair for this continuing problem.

(Motioned and approved)

* 1. Security gate at entrances – Everyone agreed that it is not feasible for our community.
	2. Dog pick up stations – Everyone agreed that each homeowner should provide pickup bags for their own dogs.
	3. HOA meeting sign – Able will get bids on making two signs that can be placed by the two entrances announcing our HOA meetings.
	4. Vice President Of HOA – R. Hall was nominated and approved.
	5. ACC – N. Whitehurst was nominated and approved.
1. New business –
	1. Motioned and approved to add a $100 HOA initiation fee for all new property owners to be collected at closing. The money will go to the HOA Reserve Fund. This fee will be part of the new covenants and the effective date will be put in place when approved. This will not affect present property owners.
	2. Updated Covenants – Mike will discuss with our attorney the feasibility of updating our covenants and steps the HOA can take to have a vote by property owners at our annual meeting to be held on October 5, 2013 at 10:30 am, Ingles Supermarket. It was discussed that there seems to be different versions of the covenants around that do not match what is recorded for our community. Everyone agreed we need to update, approve, and post our covenants to our website as soon as possible.
	3. Annual meeting date – October 5, 2013 Ingles Supermarket.
2. Motion to adjourn – (Motioned and approved)