Westside Chase Homeowners Association Meeting

October 5, 2013

1. Call to order by Mike Whitehurst – President, WCHOA at Ingles Supermarket, West Avenue.
2. Present: Mike and Mary Ann Whitehurst, Robert Hall, Nate Whitehurst, Kristy East, Susan Wilson, Christine Berghult, and Cara Grahek.
3. The minutes from our July 13, 2013 meeting were reviewed and approved.
4. Kristy reviewed our profit/loss statement of July through September.
   1. This included funds spent for overflow lot repair and signs.
   2. Kristy reviewed that we have collected some dues from owners that are on our late/collection list.
   3. Kristy said she will continue sending letters to owners who are late and we can consider liens as appropriate.
   4. Kristy reported the October newsletter will include a photo of the overflow parking lot. Mary will send it to her.
5. The ACC reported on units not in compliance with the covenants. Primary problems are mailbox painting and other minor issues. The ACC provided Kristi East with a list of deficiencies and Kristi will mail letters to the homeowners, who are not in compliance with the covenants. One of the owners has sent a letter to home #115 due to front door requiring painting, roof shingles need replacing, and bushes need trimming. Another owner has sent a certified letter to the Federal National Mortgage Association informing them of the hazardous condition of 99 Westside Chase and requesting they make repairs to the deck on the unit, which is in immediate danger of falling off of the unit. Pictures of the deck were included in the letter. Since we have made several attempts to get the owner of home # 46 to repair or replace his deck, which has fallen from the unit, one of the owners is mailing the owner a letter offering her assistance with arranging repairs or replacement of the deck.
6. Yard of month will continue to be awarded a $25 Home Depot card.
7. Old business
   1. The overflow lot was repaired for $1,000.
   2. The attorney told us we could not start an initiation fee for the HOA unless we amend the covenants which would require 75% of owners agreeing. The board recognizes that due to participation in the HOA, this would be a difficult process. So, it will not be pursued.
   3. The HOA board said we are going to have to live with the original covenants registered for the community by the developer due to the 75% rule.
   4. Kristy will call our attorney to see what is being done about the largest offenders of late HOA dues.
8. A motion was made to elect the current board members to serve another term for 2014. It was seconded and approved. The ACC elected a new member, Cara Grahek.
9. The entrance landscaping committee headed by Mary Ann reported on the design and projected cost of landscaping the four fence areas at the two entrances. A motion was made to approve the design and a budget of $4K dollars was approved.
10. 2014 Budget
    1. Mike reported on a projected budget for the HOA for 2014. It was approved.
    2. The liability insurance policy will be reviewed to insure proper limits are maintained due to the increasing litigation expenses in the state.
    3. It was approved to maintain our monthly dues at $54 per month for 2014.
11. Next meeting will be January 11, 2014 at 10:30 am – Ingles Supermarket.