**Westside Chase HOA Meeting – April 13, 2013 Minutes**

1. Call to Order by Hank Horton – President 10:35 at Ingles deli, West Ave.
2. Prior Meeting Minutes were read and approved. 8 homeowners were in attendance.
3. HOA Dues
	* 1. 59 current
		2. 16 homeowners owe more than $325 and have a lien
		3. 15 homeowners have multiple liens
			1. Approx. total dollar amount of liens: $30,500
			2. Foreclosures and deceased: $4,570 (3)
	1. HOA attendees voiced support for aggressive collection of outstanding liens
		1. HOA/Able will explore obtaining representation of local attorney to represent the WCHOA and collect as much as possible and to conclude on amounts that are not collectible. Attendees all agreed that we must use cost/benefit on what is collectible versus attorney fees. Also, at what point do we write off bad debt so we stop carrying it over year after year.
4. Hank presented Profit/Loss
	* 1. Hank passed around the P&L for 1-1-12 to 12-31-12 and for the 1st quarter of 2013. Attendees questioned cost of street lighting increase. HOA began paying $116.00 per month extra for the overflow lot lighting in August 2012 so the year end total ($3,199) was less than the projected total for 2013 ($4092).

1. Architectural Control Committee Report
	1. Susan had a handout of the final review of the recent audit:
		1. Many units are in need of door/shutter painting
		2. Several units were highlighted as priority for corrective action. Everyone agreed that property values are being affected by non-compliance.
			1. HOA will ask that Able notify all units in need of corrective action by sending them a letter again and evaluating results prior to July meeting.
2. Lawn Care and Maintenance
	1. Attendees agreed that Outerspace is performing acceptable service at this time.
	2. Contract which ends on 5-30-13 was reviewed and attendees agreed that the contract should be renewed for another year so long as Outerspace performs what is included in the “Basic Care Package”. A price increase might be expected from Outerspace.
	3. Attendees agreed that everyone needs to monitor Outerspace performance to insure standards and terms of contract are being met. Who is to handle complaints?

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1. Yard of the quarter was discussed and approved
	1. A discussion was made to start a yard of the quarter with a $25 Home Depot reward to the winner so long as they are up to date with their HOA dues.
2. Vandalism and signage damage
	1. Everyone agreed not to replace the two signs removed due to vandalism because they were repetitive in nature. Everyone agreed to report and monitor further vandalism or security issues for the community. We should report these issues to Able management.
	2. There was a short discussion on Neighborhood Watch but no action taken place.
3. Need for volunteers for HOA and ACC
	1. Hank discussed the need for additional support for the HOA and the ACC.
		1. Mike Whitehurst agreed to be president elect and will be sworn in at the next HOA meeting to be held July 13, 2013 at 10:30. Hank will stay on as president and then will retain his treasurer position. Much thanks to Mike.
		2. ACC needs a third member to replace Amy and to remain a functioning committee. Any person who wants to assist please send an email to Hank or Kristy.
4. Attendees agreed that we have the financial resources to begin to landscape the entrance in the fall after the summer heat. This should allow the plants to get established before the summer of 2014. Long term there was a brief discussion on improvements we could make to the overflow lot such as grating then adding new gravel to paving the entire area.
5. Next HOA meeting – July 13 at 1030am.
	1. It was agreed that Able should have a representative at our HOA meetings. We need their expertise and guidance on issues affecting the community.
	2. Discussion of purchase of a tent style sign with signage on both sides to be placed out on the road several days before meetings- or other ways to bring more people to the meetings.
6. Adjournment
	1. Hank called adjournment at 11:45 am

Minutes prepared by Robert Hall and Hank Horton