

Tuesday, August 9, 2005, 7 p.m.
Westfield Park Homeowners Association Trustee and Committee Meeting
Location: Razzles

Minutes:

Meeting opened by Tom Longo at 7:00pm

Asked for volunteer to keep minutes, Angel Fox agreed to record minutes.

Attendees:

Tom Longo, Trustee
Debbie Hohman, Trustee
Bob Stone, Trustee
Ed Gray, Website Committee Chair
Eric Miller, ADR Committee Chair
Ed Hausknecht, OCC Committee Chair
Steve Black, Newsletter Committee Chair
Guest Homeowners:
Greg Macek
Ed and Patti Daugherty
Jim Kulwicki
Angel Fox
Dina Behlke

Financial Statement Sheet reviewed: Present and anticipated costs listed.
Figures in parenthesis represent costs paid and/ or calculated into the budget.

Trash Pickup costs: BFI is billing an extra \$195.00 a month for a recycle fee. This will be reflected in future billing. Attendees discussed the possibility of having the streets in Westfield Park designated as "public streets" so costs for trash pickup and/ or snow removal is paid as part of our taxes. Angel Fox (homeowner and attorney) volunteered to research for some type of ordinance that may control this designation and how that will effect Westfield Park in getting the streets designated "pubic."

Streets: Were repaired with a quick dry cement and are to be re-inspected by the Trustees for final approval to Ryan Homes.

Assessment Lawsuit: Angel Fox also reviewed the attorney billing and discussed a couple of discrepancies. Bob Stone also had a few concerns. Bob Stone will address these issues with the attorney. Overall the billing was deemed reasonable and appropriate. At the request of the Trustees, Angel Fox, who is also an attorney, agreed to review the attorney billing on a regular basis.

The Ryan Home strategy was also discussed. As agreed to at the onset the matter will move forward until Ryan Homes pays. The protest will begin again. Steve Black and John Fox, homeowners will meet to get one protest a month going. Look for notices of this in the newsletter, website and mailboxes.

Modifications: A list was compiled with known modifications to date. This list is admittedly incomplete since there were modifications that were never applied for and/ or never approved. The Trustees will be sending a communication to all homeowners asking those who never submitted modification request and/ or were never approved to please inform one of the trustees so approval can be considered.

Trees and Landscapes: The Trustees will send a communication reminding homeowners without landscapes and those with landscapes but no tree of the bylaws regarding these items. It will be suggested that these homeowners take all reasonable steps to comply with the bylaws regarding these items since the appearance of their homes effects the entire neighborhood. Fall and spring are considered the best time to plant. A specific deadline at the end of Spring 2006 was discussed but not agreed upon.

Common Areas: Mulching was not part of the landscape contract since that item in the contract was ridiculously expensive. Tom Longo did get a great deal on some mulch and he is mulching the common areas and will be sending a communication to homeowners asking for volunteer help in this task.

Former Minutes: Accepted into record. May 9th minutes are still missing.

Wood Fence Upkeep Cost: Cost analysis discussed and handed out. The possibility of eliminating this costs by eliminating the fence was discussed but no resolution found. The power washing and paint treatment of the fence is not something that is necessary this year and thus the Trustees agreed to table the issue until April.

OCC: Suggested that all homeowner notices placed into mailboxes in the future be a specific color of paper so homeowners can easily identify the communication.

Website: Send Ed an email with any suggestions.

Fees: Few still outstanding and they need to be contacted either by mail (this is the fourth letter) or personal phone call by two trustees (the caller and the witness). There is a substantial amount of dues still outstanding.

Management Company: Patti Daugherty brought up the idea of use of a management company. We discussed costs of being approximately 60.00 per homeowner and this would resolve a lot of issues i.e. fence maintenance,

collections, public street designation. Basically these are all issues a reputable Homeowner Association Management Company is familiar and can easily handle without costs going to an attorney for consultation of same. Use of a management company would also eliminate or at least cut down dissention amongst the homeowners. This is an item that would be considered for next year if homeowners bring it up for vote at a meeting.

Newsletter Committee: Trustees to contact Steve Black about doing a bio of each of them and including a photo.

Meeting was closed at 9:05pm

Board went into Executive Session with a Homeowner to discuss their private concerns.

No minutes are kept for executive sessions.

Executive session ended at 10:15 pm