

Westwood Farms Homeowners Association  
2019 Annual Association Meeting  
July 16, 2019 – 7pm

Meeting Minutes

- ) Call Meeting To Order – 7:03pm by Janice Scotton of K-C
- ) Proof of Notice of Meeting – been established by attendance and by proxy
- ) Reading of Minutes of Preceeding Meeting
  - o Boukzam 21942 Woodfield – motion to skip reading
  - o Ziemnik 21854 Country Way – 2<sup>nd</sup>
  - o Unanimous pass by attendees
- ) Reports of Officers
  - o Kris Jones (Spruce Pt) – Pool/Swim Team - replaced Mark Ridel
    - Swim Team season nearly complete
    - Dive blocks, lane lines, reel
    - Pool Tiles fixed
  - o Brian Jungeberg (Saddlebrook Lane) – President/Secretary/Pool/Clubhouse/Communications
    - Everything paused for now until Election done
    - Bylaws revision needed
  - o Sarah Polo (S Churchill Way) – Event & Clubhouse Management
    - July 4<sup>th</sup> Parade & Picnic
      - ) Success and well attended
  - o Tom Lang (S Churchill Way) – Treasurer
    - Collections activity has increased
      - ) \$10,380 collected YTD
      - ) Insert YTD Financials
      - ) Discussion on financial position, restrictions, reserves
      - ) Post to Website (via password setup)
        - o Budget
        - o Financials
        - o Reserve Study
  - o Jim Carbone (Saddlebrook Lane) – Landscaping
    - Normal maintenance
    - \$250,000 Clubhouse Project to redo landscaping & irrigation
    - Renovating all entryways due to plant and land deterioration
    - Renovating signage
    - 21777 Country Way Treelawn Tree Issue
- ) Reports of Committees
  - o No Reports
- ) Election of Inspectors of Election
  - o Nominations:
    - Inspectors:
      - ) Lauren Copeland 12003 Coopers Run
      - ) Clint Needham 12501 Saddlebrook Lane

) Election of Trustees

- Trustees:
  - Toby Oster by Liz Jones, not permitted due to absence
  - All current acting trustees interested in returning
    - ) Carbone
    - ) Jones
    - ) Jungeberg
    - ) Polo
    - ) Lang
  - Zvonchek Steeplechase – motion to accept the slate
  - Ziemnik Country Way - 2<sup>nd</sup> the motion
  - Unanimous Pass by attendees

) Unfinished and/or Old Business

- Gerstenberger Bristol Lane
  - question on collection date change
  - Pool conditions
- McClain Country Way
  - Dues date every change back to end of February - no
- Oster Coopers Run
  - Cost to lien – fully reimbursable
- Lang – investigating changing banks
  - Electronic payments
  - LOC capability
  - Monthly payments?
- Casapis Weston Pt – changing investment account setup for more interest
- Oster Coopers Run
  - Why increase dues with large balance?
    - ) Balance is false positive for expenditures planned
    - ) Reserve balance maintained for safety purposes per Reserve Study
- Ziemnik Country Way – Geese Issue
  - Please stop aggressive action towards them
  - Lang – apply for permit to eradicate via State of Ohio

) New Business

- Bylaws
  - Proposed new decs/bylaws to be mailed to all residents
  - Requires review/comment
  - Requires updated proxy and 75% approval vote
  - Distribution ideas discussed

) Adjournment @ 8: pm

- Motion: Wilson Woodfield
- 2<sup>nd</sup> : Bev Coopers Run
- Unanimous Vote