

Westmoreland Homeowners

2012 Annual Meeting

December 5, 2012

7pm

7:00pm Meeting open by Russ Hill (President)

- Russ went over neighborhood status and sales
  - 6 houses sold during 2012
  - Front plantings
  - New entrance lights – saving \$30/month
  - Front entrance sign painted
- Russ informed all that board has put in a late fee/Non-compliance policy
- Starting in 2013, Berkely will send bi-annual statements for dues and quarterly trash
- New trash collection program doing well
- Went over Reserve Study
- Questions from homeowners:
  - Property Management never at annual meeting, why? Russ explained we review their services each year
  - Hedges are becoming overgrown, should we look at pulling out? Russ mentioned gardeners keeping trimmed below sign
  - Brought up how nice the sign looks with white paint
  - Asked about getting owner info to homeowners
- Brian Hiestand (Tres) went over operating budget
- Brian's comments:
  - Annual homeowner dues increasing \$25 for reserve
- Question from homeowners re: operating budget:
  - What exactly does property management company do for their fees?
  - New resident explained the prop mgmt. company helped them through the purchasing of their property, gave them info on trash, etc.
  - Others asked questions about the reserve study – explained this was required by law, what info went into study, etc
  - BMP's were talked about and it was pointed out that the \$900 in reserve is for this once Hornsby turns it over to Westmoreland

Concluded financial information discussion

- Russ explains this is his last meeting and calls for volunteers for board members
- Marlene Armstrong volunteers
- All Agreed
- Meeting adjourned 7:55pm