WestWind Annual POA Meeting

Room 2, Activity Center

April 2, 2022

Minutes

Present: Rachel Bowen from HOA Management, Board members: Kathy Pica, Janet Lee, Bruce Archambeault.

Membership: See Aattached signup sheet

Bruce called the meeting to order at 10:00 am and announced we have a quorum. A motion was made by Gary Long to accept the minutes of the 2021 Annual meeting. Joe Pica seconded it, motion passed.

Budget: Blake made a motion for a list of categories for finances be detailed for what it encompasses. Is there a category for filling in the cracks in the driveways. Jennifer seconded the motion. Motion passed.

Ericha questioned the difference for the member dues amount and Rachel explained there was a three month difference when the budget was set.

Jennifer questioned the insurance certificate and Rachel responded that it would not make a difference to our costs.

Blake made a motion to clarify what the Beautification Committee will do. Mike seconded it. Mike noted there are many dead trees on the property. Ericha would like to have garbage picked up twice a week. Kathy explained what Brandons responsibility is and the contract was written so we don’t incur any additional expenses. Anything additional we ask them to do will be an additional charge. Motion passed.

Door Colors voting: There were three choices for the membership to vote: 1. Keep current colo palette, 2. Formulate new color palette and 3. Homeowner’s choice. “Homeowners Choice” was chosen by a majority.

Roofing and Capital Improvements: Kathy explained we received three quotes on replacing roofs. Unit 10042 has a leak inside the house coming from the roof. Instead of repairing, the Board decided to go ahead and replace that roof. HRH Roofing has given a complete estimate and also a list off the units in the order of priority for being replaced as follows:10031-32, 10041-42, 10081-82, 10071-72, 10051-52, 10061-62, 10021-22. 10011-12.

A discussion was held on the removal of the remaining Chimneys from those units.

Also, a discussion was held on the colors of the shingles for the roof. Grey was decided upon.

Blake asked if there was a document that regulates these large expenditures. Rachel responded that the ByLaws are the governing documents. Blake made a motion to create a legacy document binder that encompasses major purchases. Ericha seconded. As a result of a lengthy discussion Rachel explained that she, as the Management Company, has all of those records.

Gary made a motion that when roofs are replaced, the vents should not be replaced. All were in favor and the motion was approved.

Drainage Issues: Joe made a motion to install screen gutters as an experiment to see if they were worthwhile. Mike seconded. A discussion was held concerning the size of the gutters that are currently on some units. Jennifer made a motion to have someone evaluate the gutters on all of the units. Mike seconded. Motions were approved.

Gary would like to have his back gutter checked. It is loose and is banging when its windy. Rachel will look into that.

Seawall: Rachel has called two contracors with no response. Ericha will send Rachel the List of vendors that the POA uses.

Pond Maintenance: Windjammer time shares will not share the cost of maintaining the pond. Dragonfly gave an estimate to service that end of the pond and it is well out of our budget. The four things we can do are: 1. Do nothing, 2. Pay Dragonfly, 3.Put a rope with floaters on the property line and 4. Find another vendor.

A Beautification committee was formed. Blake will organize it and the following members volunteered to help: Paula Carey, Mary Long, Jennifer Lloyd,

Ericha made a motion to rename the Welcome Committee as the Hospitality Committee which she will organize. Jennifer seconded. Motion approved.

Gary Long needs his outside globe replaced as it blew off in the wind and broke. He also addressed the sewer drain problem that needs a permanent fix.

Elections: There were no nominations from the floor. The vote for Bella McCallum was unanimous. She will replace Janet Lee who has ended her three year term.

Charlie made a motion to conclude the meeting, Joe seconded. The meeting ended at 12:30.

Resspectfully submitted,

Janet Lee, Secretary