

Meeting Minutes

Attendees - Board Members: Greg Farnen, Freda Tilling, Paul Illis, and Chris Wiley. Approximately 15-20 other home owners were in attendance although no sign sheet was taken for the record.

7:06 PM- Begin meeting

- Greg Farnen presiding over the meeting on behalf of the board- Introduction of Board Members, 62nd annual meeting. If interested in joining the HOA Board, please contact a member.
- Ward Parkway Mall- WH HOA was contacted by the real estate company for Ward Parkway Mall regarding plans to develop the former Dillard's site. The plan calls for as many as 6 restaurants to go into a U shaped multi-tenant building which would be west facing. It will have a Pavilion in the middle with possibly a canopy. We don't know the restaurants at this time but there will be no intersection changes on 89th Street or State Line.
- Abandoned Homes- Home owners were asked to report vacant or abandoned properties. None were reported that were not already known about.
- Landscape Contract- Curtis Lawn Care is the current provider. They maintain the park, monument signs and other misc. HOA common areas. Greg mentioned that Curtis has not been maintaining the monument signs but they have been charging us \$30 per occurrence. Greg is going to contact them to ask for a credit. We are also going to get competitive bids to possibly change companies next year. There is also a charge from Curtis to maintain the "Western Hills Strip." We need to find out what that charge is for.
- Financials- Freda distributed copies of the HOA Profit/Loss Statement. For the prior 12 months, the HOA had a \$3,391 positive cash flow. It has a lot to do with collecting outstanding HOA dues. Currently, there is approximately \$13,600 in outstanding HOA dues between 43 homes that owe. 4 homes owe over \$1,000. Liens have been filed on those 4 homes.
- Snow Removal- Freda is going to call the snow removal company about pushing snow on both lanes of 89th Street.
- Property Management- Western Hills HOA is pleased with the services provided by Area Real Estate, the 3rd party property management company.
- 89th Street storm or sanitary sewer improvements may be coming in the next 12 months. In addition, the city is moving forward with plans for large scale storm water repairs in the coming years for the surrounding area. A public forum was held this summer at Center Middle school. In 2016 the city will be engineering the repairs and then they will have another public forum to discuss the plans. Repairs will be performed 2016-2019.
- A Homeowner asked the board if HAM radio towers were allowed. No one was aware of any covenants prohibiting radio antennas in the neighborhood.
- 4th of July Parade- Due to lack of participation in recent years, the Board recommended canceling the annual 4th of July Parade and party in the park. It's unfortunate because the parade had been a tradition for so many years. Everyone seemed to agree that it's time to end the tradition. No major objections were presented.

- Open discussion
 - Crime- No major reports of crime in the prior 12 months.

Meeting adjourned 8:06 PM