

WEST HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS 2ND CALLED ANNUAL MEETING

Tuesday, February 2, 2016

Location: Russell Property Management
106 Regency Blvd.
Greenville, NC 27834

MINUTES

PRESENT: Bob Muzzarelli, Mary Muzzarelli, Jerry Houston, Amanda Blomefield
(Russell Property Management)

Meeting called to order by Bob Muzzarelli @ 3 :05 pm.

QUORUM: Amanda reported that all Homeowners had received an email or a letter dated December 30, 2015 notifying them of the specially called 2nd annual meeting on 2/2/16. Included was information regarding the purpose of the vote, a proxy form to be completed and a ballot for those who chose to vote on the dues increase to \$55.00. The received proxy ballots, mailed in votes and with those in attendance today, the appropriate number (quorum) required to legally rule on the dues to \$55.00 for the 2016-2017 year was achieved . All proxy and ballots are in the possession of Russell Property Management.

DUES INCREASE: With proxy and vote, **THE BOARD RAISED THE DUES TO \$55.00/MONTH** effective March 1, 2016 through December, 2017.

Amanda will send an email/letter to all owners notifying them of this action with a description of some of the goals that can now be looked at (albeit not immediately) that will improve their investment in West Hills.

COLLECTIONS:

WEST HILLS HOA
BOD 2ND CALLED ANNUAL MEETING MINUTES

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IMPROVEMENTS:

The Board reviewed the bids received for:

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| 1. Repairing pot holes, including removing tree roots in parking lots: | \$5,170.00 |
| 2. Clean, crack fill, sealcoat & strip parking lots: | \$6,312.00 |
| 3. Tree Removal (to avoid roots from invading parking lot) | \$ 800.00 |
| 4. Pressure washing Units @ \$230/unit | \$2,300.00 |
| 5. Sign: Repaint & re-letter @\$149.00/side | \$ 298.00 |

In light of the fact that we now only have \$1000 in escrow for any major issues, the board decided to wait until mid-summer to see how the funds available are doing. At that time, a decision will be made as to what project(s) we can undertake. As to priority, the present thinking was repair of the potholes in the parking lot.

Meeting adjourned @ 3:30 pm.

Mary Muzzarelli, Secretary