

Westwind/Reserve H.O.A. Board Meeting

February 22, 2024

As a quorum was established and notice properly posted, the Westwind/Reserve at Ridgemoor Homeowner's Association Board of Directors Meeting was called to order at 7:26 PM.

Directors present: Nancy Jo Lester, Marianne Hofbauer, Louis Sauve, Heather Thiel, Darrell Seward
Also present: Sue Marino – Monarch, Pete Adkins, Mark Miller, Travis Russell, Patricia Sanders, Tuc and Katie Coffin, Sharon Y(?), Andrea Stirdivant - residents

MINUTES: Marianne motioned to accept minutes, Louis seconded, minutes approved.

ANNUAL MEETING _ ELECTION OF BOARD POSITIONS – Proxies were secured, registered and certified. 2 positions open. Nominees – Nancy Jo Lester, Darrell Seward and from the floor, Andrea Stirdivant. Nancy Jo Lester and Darrell Seward were voted into position.

GENERAL DISCUSSION BY MEMBERSHIP – *Tuc Coffin – discussed Master Association clean up of tree line. He has taken the issue to the county. *Tarp house discussion. County code enforcement began involvement in November. Issue to go to a special magistrate on March 11. The family renting the property is moving out as conditions in the house are poor as well.
*Discussion on ARC forms. * Discussion on progress of gate beautification. (Contacting Harbeck, master, on codes not working on the north gate. New contact is John)

CALL TO ADJOURN – Patricia Sanders called to adjourn the annual meeting. Darrell seconded and the motion carried. Meeting adjourned at 7:59pm

BOARD ORGANIZATIONAL MEETING

Called to order at 8:03

Darrell motioned to keep offices the same. Marianne seconded and the motion carried.

COMMITTEE REPORTS:

Infrastructure – North gate is bent, codes not working.

ARC – none

Neighborhood watch –none

Welcome Committee –None, no resales

MANAGERS REPORT:

Sue asked about the possibility of adding another CD. Board agreed to set up \$20,000 in a new CD. Sue will get the rates. Board was presented a calendar to set future meeting dates. Dates agreed on are 4/11, 6/20, 8/22, 10/17 and 11/21

NEW BUSINESS: none

UNFINISHED BUSINESS: Tarp house, discussed in Annual meeting. Gate beautification, discussed in Annual meeting.

Motion to adjourn by Marianne with a second by Louis. Meeting adjourned at 8:15 pm

Next Meeting – April 11, 2024 at 7:00 pm at the home of Nancy Jo Lester

Submitted by Nancy Jo Lester

CORRESPONDENCE VIA EMAIL:

5646 Wellington Court, Jennifer Galati informed Monarch that a dumpster will be needed in early April for some remodeling at the house.

Tarp House – thanks to Marianne’s work, the house was found in violation of code. Notice goes to the property owner and if nothing is done to remedy the issue fines will begin which could ultimately lead to foreclosure.

Heather passed on concerns that neighbors have been expressing to her. We will address these at the next meeting.

Discussion on changing the date of the April 11th meeting. Consensus seems to be May 13.