

## **Westwood Homeowners Association Board Meeting Minutes April 4, 2018**

Present: Board Members - Cheri Berg, Judy Lukenbill, Craig Buddenhagen, and Jackie Rote;  
Benchmark - Rosemarie Waskel and Kate Rosencrants; Members - Knutson and Dondale  
Absent: Nedved

Meeting Called to Order: 6:46 PM by Craig. There were no meeting minutes to approve.

### Manager's Report:

- Rosemarie introduced her new HOA Coordinator, Kate Rosencrants.
- Financial report – Rosemarie reviewed January and February financials. Lukenbill made a motion to approve the financials, Berg seconded. Financials approved.
- *Grounds keeping* – Branches and tree debris need to be removed that have accumulated over the winter and spring months during the Spring Cleanup (date is TBD). There will no longer be reimbursement for planting grass seed, per board vote. Rosemarie got a quote from Extreme Trees for the tree that fell for \$300 to haul away.
- *Decks* – The board has voted decks may have white PVC railing with a stained bottom. Those that are already completely white are OK to stay as-is. In addition, there will no longer be reimbursement for deck staining.
- *Roofs* – Pricing for new roofs is getting confirmed and those units needing them will be contacted. Those with delinquencies will not be receiving a new roof until they are current.
- *Rental Audit* – Rosemarie is doing rental audits for those who are renting their residencies. There have been several complaints regarding renters having too many animals and lack of waste removal or use of leash. Benchmark is actively reaching out to the unit owners for the renters contact information; and will notify them of violations along with a signed acknowledgement that the renters were provided a copy of the covenant & rules and regulations. Owners will be fined for the actions of their renters.
- *Miscellaneous* – The dryer vent cleaning is being scheduled and the chimney cleaning will be postponed until the fall as there is no need in the summer.

Next meeting is the annual meeting and will be held at the Ankeny Public Library from 6-8:30 in the large meeting room.

*The meeting was adjourned at 7:59 PM.*