

Westwood HOA Annual Meeting Minutes

November 7, 2024

Attendance: Steve Gulling, manager; Cheri, President: Paula, Sue, Mike, Shannon

We had a quorum with 12 homeowners in attendance and the meeting was called to order at 6:30 pm.

Steve shared the latest financial information. He also talked about assessment insurance and highly recommended that each homeowner have it.

Agenda items:

A. It is the homeowner's responsibility to clean up weeds, debris, etc. around their home.

B. When you sell your home it must be owner occupied.

C. Tree removal is ongoing. We will do some each year. Shannon shared information about the recommendations from an arborist in reference to planting new trees. She got quotes and advice on what kind of trees would be best. Let someone on the Board know if you would like a tree planted in your area.

E. Cheri reminded us, again, about what you should, and should not, put down your garbage disposal to avoid a sewer backup. It seems to be an ongoing problem. Before the Association will pay to have a clog removed, proof is required as to the cause. Cheri has written up a new policy regarding this issue. Steve recommends we call Greenwood Sewer Services.

Homeowner concerns:

A. Unit 709 has a big hole left where a tree has been removed. She would like it filled in and grass planted. Unit 811 would like a tree removed near her house that is leaning over.

B. Some sidewalks need repaired or replaced.

C. Decks: Many decks are in very poor condition. They will need to be addressed next Spring. The Board needs to address the rules on color, type of deck, etc.

D. Chimneys: This is a reminder that if you use your fireplace the chimney needs to be cleaned periodically. Even if it is never used birds or other animals could get caught in it. The Board will look into arranging a "group" cleaning, if possible. It may be less expensive to hire someone to do several at once.

Cheri adjourned the meeting. Respectfully submitted by Susan Ellsworth, Secretary

