

**Westridge Place Homeowners Association Inc.**  
**Board of Directors Meeting Minutes**  
**May 2, 2005**

The meeting of the Westridge Place Homeowners Association Inc. was called to order at 7:10 pm at the home of Jim Bangert.

**ATTENDANCE:**

Present: Vice President- Miron Washington, Secretary/Treasurer-Catherine Reneau, Directors – Anita Anjoubault, Lance Boyce, James Cochran.

Absent: Rick Bowler and Lance Boyce.

Also in attendance were homeowner and ACC Representative Jamie Young and homeowner Martha Atkinson and Jackie Wilde.

**ESTABLISHMENT OF QUORUM:**

Miron Washington called the meeting to order and established that a quorum was present.

**REVIEW, AMEND AND APPROVE PRIOR BOARD MINUTES:**

The minutes from the April 19, 2005 meeting were presented and reviewed. Rick sent an email to the Board whereby he objected to a Board decision taken. This was so noted.

*Miron Washington moved and Anita Anjoubault seconded to approve the minutes as presented. Motion carried unanimously.*

**FINANCE REPORT:**

Treasurer Catherine Reneau reported that she had not received a financial statement for April and could not present any information to the Board.

**OLD BUSINESS:**

**ACC REPORT:**

Jaime Young, ACC representative reported that he and Catherine had met with the owner of Landscape Management Services and walked through the common area landscape and discussed some issues with the landscaper. A walk through for the irrigation system is yet to be done. Jaime reported the Association does not have rain sensors on the sprinkler system. There are also electrical issues that need to be addressed and some of

the laurel bushes lining the Boulevard appear to be struggling. The landscaper is mowing the park strip outside our entrance (City responsibility) for no additional fee.

Jaime feels we may have some drainage issues in areas where homeowners are complaining of water problems. Landscape Management has agreed to do a better job of pruning shrubbery and sweeping the beds for debris and better weed control. This company has not increased its fee in over three years. Jaime will be getting the Association some new landscape bids.

Jaime reported that the CC&Rs have the wrong Exhibit B for perimeter fencing and this has caused a couple of problems. He proposed the Board do a mailing of the correct Exhibit B to the homeowners so all are on notice.

#### ACC GUIDELINES:

The ACC committee has been working on written operating guidelines and a draft was presented to the Board. A discussion ensued as to the purpose of these guidelines. The conclusion was that these were guidelines for the committee to use in making decisions. All agreed to continue reviewing these guidelines and to provide input to the Committee.

#### INVESTWEST MANAGEMENT TRANSITION:

The contract with Invest West Management is terminated as of April 30, 2005. Miron met with Steve Barber and worked out a 30-day extension. Miron reported that Steve would like an on-going relationship and Steve is agreeable to having a conversation on the scope of their work and is willing to talk about a cancellation clause.

Homeowner Martha Atkinson reported her experience with Invest West on her tree issue and how difficult it was to get a return phone call. She ultimately needed to make a trip down to their office. Martha felt she should not have to beg for a response.

Catherine Reneau reported that she has received three more homeowner complaints about their dues checks not being cashed and difficulties dealing with Invest West. She also noted that her issues have been discussed before and her position is well known. Miron feels that Invest West was between a rock and a hard place and should have a chance to show what they are capable of.

Anita reported her experiences from other Associations she has lived in and she reports that her experience with Invest West has been horrible on follow through, accuracy of records and response. She feels the Association is currently paying \$1000 per month for nothing.

Catherine has offered to be the Association's managing member and to prepare the Associations communications and financials. Anita feels this is a gift and the Association should take her up on it, as it would give us a chance to save some money and develop a

reserve. Catherine reported that if the Board wanted to hire out the bookkeeping, this could be done for about \$400 per month.

Miron feels that Anita and Cathy are right in their feelings about Invest West. He just wanted to give Steve an opportunity to succeed in a better light.

The Board agrees that a management company provides a buffer between the Board and the community and provides guidance to the Board and continuity to the community as part of its infrastructure.

Jim Cochran feels we should have outside management. He reported that our insurance is adequate for property outside the gated community but does not cover the gated area and we could possibly be looking at another \$14,000 in insurance costs to provide proper coverage. Jim feels a proper management company should have caught this and should have looked at a long-term answer versus a short-term answer.

Jim Bangert would like to see the Association develop a reserve as recommended by Catherine. He feels a 30-day extension of Invest West should be okay. Jim Cochran proposed that the Board get to work and obtain some bids from other property managers during this time.

*Miron moved to extend the contract with Invest West Management through the month of May and motion was seconded. Miron, Jim Cochran and Jim Bangert voted aye; Anita and Catherine voted no. Motion passed.*

*Anita moved to pursue obtaining bids from other management companies. Miron seconded. Motion carried unanimously.*

#### TRANSITION OFFER FROM DEVELOPER:

Jim Bangert presented the Board with a memorandum from Rick Bowler that contained his conditions for resignation from the Board. The Board agreed to review and discuss this at the next meeting.

#### INSURANCE

Jim Cochran reported that he is working to gather better information and getting bids on our insurance. The policies renew is a couple of months. Jim reported that the Directors and Officers insurance was increased to \$2,000,000 last year and he feels the Board can go back to the original policy coverage here of \$500,000. Also, we need to consider the cost of the coverage for the gated community. On a long-term basis, we should separate the Gated Community into its own Association.

There being no further business, the meeting was adjourned at 9:19 pm.

Submitted by:

Catherine R Reneau  
Westridge Place HOA  
Secretary/Treasurer