

Board President Sid Poe thanked Mr. Kuchulis for taking the time to come to the meeting and informed him that the Board does appreciate his input. Sid Poe also informed Mr. Kuchulis that the Board feels strongly that they will continue to enforce the street parking policy in the community according to the CC&R's and Community Guidelines. These guidelines are being enforced to protect the homeowners' interest and investments of their homes.

Board Treasurer Edie Delay suggested that Anthony put together any ideas or suggestions that he may have for the Board to take into consideration and stated that the Board is willing to consider any constructive comments on the street parking issues.

The Board thanked Mr. Kuchulis for his attendance at the meeting.

Approval of Minutes

The Board received and reviewed the minutes from the December 8, 2009 Board of Directors Meeting.

A motion was made by Edie Delay, seconded by Bill Perhach and carried unanimously to approve the minutes as prepared by Crystal Lake Property Management with noted corrections.

Financial Review

The Board received and reviewed the financial statements for the months ending November 30, 2009, December 31, 2009, and January 31, 2010.

The Board reviewed and discussed the line items and reviewed the Aging Summary and Transaction Detail Report as prepared by Crystal Lake Property Management.

A motion was made by Edie Delay, seconded by Bill Perhach and carried unanimously to approve the November 30, 2009, December 31, 2009 and January 31, 2010 Financial Statements as prepared by Crystal Lake Property Management.

General Discussion – New Business

Street Parking Concerns

The Board discussed with Crystal Lake their ongoing concern with the new owner of Lot 13 and their continued guests who have been parking on the street. The Board requested that Susan Quartucy, Crystal Lake, prepare and send a letter outlining the street parking guidelines and that she should be notifying their office if they have a guest who is staying for an extended visit.

Short-Term Guest Parking

Susan Quartucy, Crystal Lake, prepared a memorandum for the Board to review some suggestions on defining “Short-Term Guest Parking”.

Susan stated that currently a person who visits a resident frequently does not have any prohibition as to how often/how long they can park in the street. Since this area is undefined, and discord is occurring, my recommendation to the Board to resolve this conflict would be to have the board through a resolution adopt new General Community Policy Guidelines that would have wording for parking to be something such as:

- **Parking:** For the safety of pedestrians, and the enhanced look of the community, Owner/Residents are required to park either in their own driveway or garage. Street parking is for guests only and shall be for a duration that does not exceed _____days or hours. Guests who are visiting for a period greater than this shall be required to park in the garage or driveway.

The Board discussed the timeframe that should be allotted for short-term guests parking and agreed that the allotted time should be up to three (3) days. The Board discussed that the owners should be informed of this new guideline by adding an additional article to the Westview Villas Newsletter.

General Discussion – Continuing Business

Fence Reserve

The Board received and reviewed a spreadsheet prepared by Crystal Lake Property Management showing how much the HOA dues would increase if the Association started collecting funds over the next ten (10) years to cover the fence replacement costs.

Upon review of the costs, the Board unanimously agreed that the cost of replacement is prohibitive and that a better solution is ongoing maintenance and repairs of the existing fence.

The Board suggested that this information also be discussed as an article in the Westview Villas Newsletter so that the homeowners are aware that the upkeep and repair of fencing is an individual homeowner’s responsibility in Westview Villas.

With no further business brought before the Board, a motion was made by Bill Perhach to adjourn the meeting at 7:55 p.m.

Respectfully Submitted:

Susan Quartucy
Property Manager

Acknowledged By:

Bill Perhach
Secretary