

Mrs. Erichsen stated that she does not feel that Association has the authority to enforce the street parking guideline. Board President, Sid Poe, stated that each of the Westview Villas homeowners received a copy of the CC&R's upon purchase of their home and by signing for these documents they agreed to abide by these covenants for the community.

The Board asked Susan Quartucy, Crystal Lake Property Management, to address the legality of the CC&R's with Pahlisch Homes whom had these documents drafted and recorded.

Mrs. Erichsen stated that she feels that Crystal Lake Property Management has singled her out due to some former misunderstanding she had with Pahlisch Homes at the time of her purchase and she stated that we were taking this out on her tenants by continuing to give them notices for the street parking violations.

Susan Quartucy informed the Board and Mrs. Erichsen that she had no information passed to her from Pahlisch Homes and in no way was aware of her previous misunderstanding. Susan stated that she drives through community on her weekly inspections and that any cars that are parked on the street receive a door knocker/notice on their vehicles. She has no way of determining exactly which cars belong to the homes until she goes back to the office and checks the database for past notices with license plate numbers.

The Board requested that Susan put together a list of the violations that have been posted and assigned with vehicle license plate numbers to Lot 20. This information once approved by the Board will be passed along to Mrs. Erichsen.

The Board thanked Mrs. Erichsen for taking the time to attend the Board Meeting; however, at this time the fines will remain on her account.

Homeowner of Lot 53 addressed the Board with his concerns with increasing HOA dues in this type of economy. Mr. Donegan suggested that the Board take the economy into consideration upon review and approval of their next year's budget. The Board discussed the fact that the homeowners don't really know what their HOA dues cover. The Board agreed that an article should be in the next newsletter informing them what their HOA dues cover and how they can access a copy of their budget and other association documents via their website through www.crystallakepm.com.

Bill Perhach volunteered to write an article on HOA Dues for the next edition of the Westview Villas Gazette.

Approval of Minutes

The Board received and reviewed the minutes from their May 19, 2009 Board of Directors Meeting.

A motion was made by Bill Perhach, seconded by Martha Carrier and carried unanimously to approve the minutes as prepared by Crystal Lake Property Management.

Financial Review

The Board received and reviewed the financial statements for the five (5) months ending May 31, 2009. The Board reviewed and discussed the line items and reviewed the Aging Summary and Transaction Detail Report as prepared by Crystal Lake Property Management. The Board also received a Cash Flow Report, which shows the monthly expenses paid for each month through the end of the year.

A motion was made by Martha Carrier, seconded by Bill Perhach and carried unanimously to approve the May 31, 2009 Financial Statement as prepared by Crystal Lake Property Management.

General Discussion – New Business

Perimeter Fences

Bill Perhach discussed that he is concerned with the overall condition of the Westview Villas perimeter fences. Bill stated that he has spoken with Ryan Higgins of Mike's Fencing in regards to the fence. Ryan informed Bill that the company had expressed reservations to Pahlisch Homes about using his new type fence product prior to the fence's installation. Reservations included concerns over material warp age and expansion/contraction issues over time. The company was also in favor of holding off installation of fence posts until the reworked ground of the new subdivision had more time to settle. It was noted that Mike's Fencing has already returned to fix several areas of the fence since installation.

The Board discussed the replacement of all of the fences be taken over as an Association expense. Currently, the fence replacement cost is the responsibility of each individual homeowner.

Susan Quartucy informed the Board that to make this happen the Board would have to amend the CC&R's which would take a 75% vote by the homeowners, which would be a difficult task due to the current economy and the fact that so many homeowners are struggling financially. If the amendment of the CC&R's passes, then the Board would have to establish an amount to start collecting to cover the replacement costs of all of the fences to build up a reserve account.

The Board discussed and requested for Crystal Lake to invite Ryan Higgins of Mike's Fencing to attend the next Board of Directors Meeting to discuss types of fence they would recommend for the community and costs.

Further discussion will be tabled until the next Board Meeting.

Landscaping/Irrigation

Susan Quartucy discussed with the Board the ongoing concern with not being able to water the front lawns of the homes currently in foreclosure due to the water and electricity services being turned on. The Board agreed that at this time it could be a liability to the association to have the water turned on in the Association without being able to check on the home.

Susan Quartucy stated that she would ask the homeowner next door to these homes in foreclosure to water the lawn and have the Association reimburse their additional water expenses.

Decorative Hinges on Garage Doors

Martha Carrier asked if Crystal Lake Property Management could find out where to purchase replacement hinges for the garage doors in Westview Villas. Susan stated she would contact Pahlisch Homes for this information, which the Board agreed would be passed along to the homeowners in their next newsletter.

Member Information

The Board discussed with Crystal Lake Property Management sending out a letter to the Westview Villas homeowners requesting that they submit to Crystal Lake the name of their tenants, contact information, and Property Management Company they are currently using. On this form, also it should be signed by the homeowner stating that their tenants were given a copy of the CC&R's and any other rules and regulations of the community.

The Board asked Crystal Lake to research the legality of this request and whether or not the homeowners have to comply.

Street Parking

The Board discussed with Crystal Lake the ongoing concern with street parking within the community. The Board discussed possibly assigning guest parking tags to the homeowners and the pros and cons.

Further discussion was tabled for the next Board Meeting.

Appointment of Board Member

The Board asked Russ Donegan to attend the Board Meeting to decide whether he was still interested in serving on the Board.

A motion was made by Martha Carrier, seconded by Bill Perhach and carried unanimously for the meeting to go into Executive Session at 8:00 p.m. to discuss filling the open board position.

A motion was made by Martha Carrier, seconded by Edie Delay and carried unanimously to come out of Executive Session at 8:10 p.m.

Upon coming out of Executive Session, a motion was made by Bill Perhach, seconded by Edie Delay and carried unanimously to appoint Russ Donegan to serve as a Board Member on the Westview Villas Board.

Everyone congratulated Russ Donegan on his position as a Director.

With no further business brought before the Board, a motion was made by Edie Delay to adjourn the meeting at 8:30 p.m.

Respectfully Submitted:

Acknowledged By:

Susan Quartucy
Property Manager

Bill Perhach
Secretary