

West Hill Estates Homeowners Association
Regular Meeting Minutes
February 18, 2021

I. CALL TO ORDER (Establish Quorum)

President Scott Gilbert called to order the regular meeting of the WHEHOA at 7:05 pm on February 18, 2021 via the internet.

Board Members Present: President Scott Gilbert; Vice President Greg Malkasian; Treasurer Lorna O'Guinn; Secretary Chuck Strauss; Tom Gwynn; Sami Wright; and Stephanie Truex.

Board Members Absent: none

Homeowners present: Doug Austin; Arthur Fox; Rex Cannoy; Bill Truex

II. ANNOUNCEMENTS

Meeting Rules:

- No audio or video recording allowed except by the Secretary to aid in the preparation of minutes.
- Members may address issuers only if acknowledged by the President.
- **Everyone, please silence your cell phones.**

III. MINUTES - The January 21st, 2021 and February 10th, 2021 minutes were approved and will be posted to the website.

IV. OPEN FORUM - One homeowner wished to speak to the proposed sign policy resolution. President Gilbert said he could speak to it when it is discussed in the agenda.

V. REPORTS

- a. **President:** President Scott Gilbert reported he had been busy on HOA issues and updating the website.
- b. **Vice President:** Greg Malkasian reported that he looked at the damage in the common areas after the ice storm.
- c. **Secretary:** Chuck Strauss had nothing to report.
- d. **Treasurer:** Lorna O'Guinn submitted the January budget reports. She said we need to begin looking at next year's budget. She asked all committee chairs to start looking at any budget changes for the next fiscal year. Any recommendations need to be sent to Lorna. President Gilbert said we need to look at Russell's Landscape contract for common area maintenance.
- e. **Architectural Review Committee:** Lorna O'Guinn reported that things were beginning to pick up. There were reports/requests for tree, branches, and shrub removal due to ice storm damage. There was also a request for a new fence, porch cover, windows, deck, and retractable awning install.
- f. **CC&R Committee Chair:** Tom Gwynn said he would save his report for the discussion of the sign policy resolution.
- g. **Common Area Committee Chair:** President Scott Gilbert reported that Russell's Landscape is not finished with the modifications at the entrances to West Hill Estates. They have installed river rock at the Chapman Hill entrance. A homeowner reported that there were trees in the common area extending over the sidewalk and Scott had Russell's Landscape trim them. There was also a report that there were lights out at the Mousebird entrance. He called an electrician and will get bids to repair the issue.

h. **Welcome Committee Chair:** Sami Wright had nothing to report.

VI. OLD BUSINESS

- a. **Newsletter** - The newsletter is almost finished and it will be sent to the printers as soon as it is complete.
- b. **Political Signs** - Policy resolution (attached) was discussed and shared by President Gilbert. A concern was expressed that the time period to remove political signs after the election was too long (30 days). President Gilbert said it was to allow for time that may arise due to a runoff or contested election. Tom Gwynn reported that he drove through and observed a small number of signs in homeowner's windows or yards comprised of opinion or in support of sports teams. There was a discussion on what constituted a political sign. The consensus was that it was any sign that addressed an issue or person where a vote would occur. Following discussion regarding the "General Opinion" paragraph of the resolution it was suggested that we didn't need to include that in the policy resolution unless it became an issue. A homeowner said he saw several signs and flags (not USA flags) in his walks but wasn't offended by any of them. A motion was made by Greg Malkasian and seconded by Lorna O'Guinn to table the resolution for 365 days and collect data on how many complaints the HOA received regarding "General Opinion" signs. The motion was voted on and failed. A second motion was made by Greg Malkasian to keep the parts of the policy resolution regarding political, security, real estate, no soliciting, and community signs, but to discuss the general opinion signs at a later date. Chuck Strauss seconded it and the motion passed. Doug Austin will work on the revisions and present it to the Board at a later date.

VII. NEW BUSINESS - None

VIII. FUTURE MEETINGS

Next meeting: March 18th, 7 pm via the internet.

IX. FINAL COMMENTS AND ADJOURNMENT

The meeting was adjourned at 8:50 pm.

Minutes submitted by: Chuck Strauss, secretary