

Westview Estates Homeowners Association
Quarterly Board Meeting Minutes
April 14, 2026

APPROVED

Call to Order – Gary Willcoxon

- President called the meeting to order at 7:02 p.m.

In Attendance

- Board Members: Gary Willcoxon, Cheryl Willcoxon, Jim Burns, Toni Horton
- Homeowners: Damian Combs, Zac Pitzer, Meg Moody, Ann Montague, Felix Montgomery

Minutes of Previous Meetings (read/reviewed) – Toni Horton

- January 13, 2026 Quarterly Board Meeting
- M/S/C unanimously approved both meeting minutes

Treasurer's Report – Cheryl Willcoxon

- Account balances:
 1. Checking account balance as of 03/31/26 is \$64,312.65
 2. Reserve account balance as of 03/31/26 is \$70,922.43
- 2026 Annual Dues Statements:
 1. 17 accounts have not paid 2026 dues
 2. Late notices have been sent
 3. 30 day notice will be sent with information regarding the collection process
- 2025 Tax Return
 1. Completed and submitted
 2. No funds were due

Old Business

- Architectural Review Report – Jim Burns
 1. Requests received
 - Lot 15 – deck replacement
 - Lot 19 – wheel chair access
 - Lot 77 – new windows
 - Lot 102 – remove/replace windows and paint
 - M/S/C unanimously approved all requests

- Wallace Road/Michigan City Entrance – Gary Willcoxon

1. Greer Brothers

- installed water facet so power washing of fence can be done
- checked the sprinkler system and turned on for regular watering
- will add bark dust once rain lets up

New Business – Cheryl Willcoxon

1. Discussed three options for Board Member recruitment for 2027

- 1st choice is to fill the HOA Board positions with new volunteers
 1. Notices have been sent to homeowners asking for interested parties
- 2nd choice is to Hire an HOA Management company
 1. 2023 we hired an outside HOA Management company
 - It was not a good fit, so we terminated the contact
 2. HOA Board is currently researching two HOA Management companies
 - Receiving proposals from both for review
 - Will interview members of the companies
 3. Both still require 3 board members to work with the management company
 4. 3rd choice is Dissolution of the HOA
 - Is a very complicated and expensive process
 - OR Statute on HOAs requires some involvement from the community

Good of the Order

- Ann – are we still collecting \$1K from each new home sale
 1. Yes – money is transferred annually from checking to reserve account
- Jim – 2 vehicles that were not working are now working and moved regularly
- Damian – is the land behind our neighborhood for sale
 1. The part of the farm that is for sale is not directly behind West View Estates
 2. The land is going to be transitioned into residential housing which is a long process

Adjournment – Gary Willcoxon

- There being no further business, the meeting was adjourned at 7:31 p.m.