

**Westview Estates Homeowners Association
Quarterly Board Meeting Minutes
September 2, 2025**

APPROVED

Call to Order

President Gary Willcoxon called the meeting to order at 7:00 p.m.

In Attendance

Board Members: Gary Willcoxon, Cheryl Willcoxon, Jim Burns, Toni Horton

Homeowner: Maureen Pointer

Minutes of Previous Meetings

July 8, 2025 Quarterly Board Meeting (*M/S/C unanimously approved*)

Treasurer's Report

1. Account balances:
 - Checking account balance as of 08/29/25 is \$43,816.85
 - Reserve account balance as of 08/29/25 is \$70,901.96
2. All bills have been paid, including corporate filing with State of OR
3. All budget items were *M/S/C unanimously approved*

Old Business

1. **Architectural Review Report – Jim Burns**
 - Requests received
 - 1. Lot 61 – minor repairs to siding – *request approved*

New Business

1. **Preparation for Annual Meeting – Cheryl Willcoxon**
 - Added interest earned on bank accounts to the annual budget line item
 - Annual budget was *M/S/C unanimously approved*
 - Requested information for agenda was received and will be added for the meeting
 - Discussed edits needed to the homeowners letter and ballot forms
 - Board members will meet to finalize all documents and mail out notices to homeowners
2. **New Bark Dust at Wallace Road and Michigan City Entrance**

- Cost for new bark dust was calculated in the 2026 budget
- Will inform landscaping company to add new bark dust in the spring

Good of the Order – presented by Maureen Pointer

1. **Metal Roof Shingles** – would like the board to research the new metal roof shingles as a possible alternative to composite shingles.
 - a. Gary will research and report back to board
2. **Cleaned bulletin board** – thank you Toni for cleaning the bulletin board structure
3. **Power wash common vinyl fence** – recommends it be cleaned, dirt and mold are showing
4. **Farm land sale and development** - farm land behind West View Estates is for sale may be developed into residential property

Adjournment

There being no further business, the meeting was adjourned by President Gary Willcoxon at 7:41 p.m.