

**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 Willcoxen at 7:41 p.m.