

Westbury Homeowners Association (WHOA)

March 12, 2012

MEETING MINUTES

[www.westburyhoa.us](http://www.westburyhoa.us)

Meeting location: 10154 W. Lake Drive

A meeting was held March 12, 2012, at the home of past president, John Gaudio, to assess the interest in rebuilding the WHOA. No dues have been collected since 2005. Fourteen homeowners were in attendance. The meeting was called to order at 6:00 PM.

Introductions were made. Each individual stated his or her interest in the reestablishment of the WHOA and the specific purposes they would like to see the homeowners association address. General topics covered included:

Neighborhood clean-up; improve property values

Community building & dissemination of pertinent information, including Neighborhood Welcome Packets

Large item pick up

Helping neighbors to resolve their own covenant violations/concerns

Bank report

Dan Witkowski indicated that 1) Past treasurer Neil Randerson is the current contact and signer for our bank account, which is with Wells Fargo Bank. 2) The bank will not release any information without first contacting Mr. Randerson. 3) John Gaudio agreed to contact Neil Randerson in an attempt to access information, including current balance, for the bank account. 4) Dan believes there to be approximately \$5,000 in the bank account.

John Gaudio will talk to Wells Fargo Bank and Neil Randerson, about releasing bank information for our account, changing the address to which bank statements are sent, and getting a current bank statement. There will be no attempt to access bank funds until after we have elected new officers.

Light of the World Catholic Church (LOTW) building project

John Gaudio reported on the meeting held earlier with several Westbury residents and LOTW regarding concerns about LOTW's new building project. Specific information included. 1) Issues concerning Burgundy becoming a through street were dispelled. This is strongly opposed by both LOTW and the homeowners living near the church. 2) There may be some slight increase in traffic flow, but no changes are being made, or have been requested, by the county, to the existing parking. 3) LOTW will address concerns made by residents regarding mowing the grass in the field west and south of the church 4) Fr. Michael, pastor, will be submitting an article for the next *Association Press*.

## Gun sales on Lake Drive

Sharon Hilderbrant reported that she attended the meeting held regarding sale of fire arms in the neighborhood. Our covenants seem to have no bearing on the decision. The permit was granted to the homeowner with assurance that the sales were to be primarily to police personnel and that there would be no general advertising. It was pointed out by the county that no problems have occurred with businesses of this nature, and the county did issue the permit.

## Rebuilding WHOA

There was unanimous approval to rebuild the WHOA. Copies of the last revised Bylaws (2000) were handed out, as were copies of the covenants (filing 2). John Gaudio will write an article for the *Association Press* soliciting interest (deadline for articles is the 15<sup>th</sup>). Jim Riss, the realtor who has been distributing the *Association Press*, has agreed he will include envelopes and ballots for election of a new board, with the newsletter, if we so choose.

Additional points of discussion &/or research include: 1) Is reincorporating with the State-necessary? 2) Amount to charge for association dues. WHOA is a voluntary association with dues having ranged from \$10-20 per year. 3) Madonna Gaudio will organize the boxes of paperwork and work to track down WHOA meeting signs. 4) Do our covenants give us any particular advantages?

Attendees willing to serve:

Jennifer Ashworth, President, VP, Secretary

Sharon Hilderbrant, VP

Nick Roberts, President, VP, Secretary, Treasurer and championing a new "Welcome Packet"

John Gaudio, Past President Board Member

Lana Zimdars would help with research etc. re. Secretary of State Filings

Drew Zarn, ask next meeting Re; serving on the board; will help with setting up a Google group for Westbury

## Next meeting

The next meeting will be held at the Gaudio's, Wednesday, April 11, 2012, at 6:00 PM.

The meeting was adjourned at 7:45 PM.