

# WESTMINISTER HOMEOWNERS ASSOCIATION

A Michigan Non-Profit Organization

Board of Directors

*Philip G. Vera, Esq., President*

*Dr. Athena Marsh, Vice-President*

*Steven Jackson, Treasurer*

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*stevenjackson2699@gmail.com*

Date – Wednesday, September 22, 2021

Location - Zoom

Time: 7:00 pm

Attendees – Philip Vera, Esq. (President), Dr. Athena Marsh (Vice-President),  
Steven Jackson (Treasurer)

## MEETING MINUTES

1. **Call Meeting to Order – Philip Vera at 7:01 pm**
  
2. **Minute Approval:**
  - a. **Motion to waive the reading of the Minutes from the 2021 Westminister Homeowners Association Board Meeting of August 18, 2021 and to adopt the minutes as presented on the Westminister HOA Website. Vera – Aye, Marsh – Aye, Jackson – Aye**
  
3. **Treasurer's Report –**
  - a. **Bills due for September 2021**
    - i. **Motion to Approve AHC Advisors Bill for - \$610.45 Vera – Aye, Marsh – Aye, Jackson – Aye**
    - ii. **Motion to Approve Big Lakes Lawn Care Bill for September 2021 for \$1,394.13. Vera – Aye, Marsh – Aye, Jackson – Aye**

- iii. **Motion to Approve The Tree Surgeon Bill for September 2021 for \$550. Vera – Aye, Marsh – Aye, Jackson – Aye**
- iv. **Motion to Approve Annual Non Profit Filing for 2021 for \$20.00. Vera – Aye, Marsh – Aye, Jackson – Aye**
- v. **Motion to Approve Reimbursement for Party Expenses to Philip Vera for \$592.50 Vera – Aye, Marsh – Aye, Jackson – Aye**
- vi. **Motion to Approve Reimbursement for Gift Cards for Party Prizes to Tiffany Clor for \$110.00 Vera – Aye, Marsh – Aye, Jackson – Aye**

**4. Old Business:**

- a. **Tree Removal Update – Steven Jackson has spoken with the Tree Surgeon. The trees in the common area have been neglected for many years by previous boards**
  - i. **169 trees that need to be treated and have trunk injections**
  - ii. **58 trees beyond repair**
  - iii. **Options re tree spray. Tree spray is quite obnoxious.**
  - iv. **Total \$40,325.**
  - v. **Steven Jackson presented budgetary issues relating to the expenditure. Recommends either:**
    - 1. **A special assessment of \$202 per household. This would require 60% of the voting members to approve.**
    - 2. **An increase of 25% (equivalent to \$85.75) per year for the next three years.**
  - vi. **Board to schedule special meeting regarding the assessment on October 13, 2021 at 7:00 pm.**
- b. **Neighborhood Party:**
  - i. **Great turn out and a lot of positive feedback.**
  - ii. **Thank You**
    - 1. **Naveen Sharma**
    - 2. **Nichole Nosakowski**
    - 3. **Tiffany Clor**

**5. Open Floor to Discussion/Questions – N/A**

**6. Adjournment to Closed Meeting – Philip Vera at 7:39 PM**