

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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Date – Wednesday, October 27, 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 7:02 pm
2. Minute Approval:
 - a. Motion to waive the reading of the Minutes from the Board of Directors Meeting of September 22, 2021 and to adopt the minutes as presented on the Westminister HOA Website and Westminister HOA Official Facebook. **Vera – Aye, Marsh – Aye, Jackson – Aye**
3. Treasurer's Report –
 - a. Bills due for October 2021
 - i. Motion to Approve AHC Advisors Bill for - \$606.60 **Vera – Aye, Marsh – Aye, Jackson – Aye**
 - ii. Motion to Approve Big Lakes Lawn Care Bill for October 2021 for \$1,394.12. **Vera – Aye, Marsh – Aye, Jackson – Aye**

- iii. Motion to Approve DTE Bills for October 2021 for \$42.56 and \$33.41. Vera – Aye, Marsh – Aye, Jackson – Aye

4. Old Business:

a. Tree Removal Update – Tree Removal Debate and Vote

- 1. Option 1: A special assessment of \$202 per household. This would require 60% of the voting members to approve.
- 2. Option 2: An increase of 25% (equivalent to \$85.75) per year for the next three years.
- 3. Option 3: Do nothing.

- ii. Motion to increase 2022 Annual Dues by \$85.75. Vera – Aye, Marsh – Aye, Jackson – Aye

5. New Business:

a. Christmas Lights for Entrance

- i. Got two different quotes and vendors bid for the entrance of the subdivision.
- ii. Motion to accept offer to do entrance to the subdivision and trees on 22 mile for \$1,300 for put up and take down to A & R Holiday Lighting: Vera – Aye, Marsh – Aye, Jackson – Aye
- iii. Motion for an allowance of \$4,000 for commercial grade LED lights with 3 year warranty. Vera – Aye, Marsh – Aye, Jackson – Aye

6. Open Floor to Discussion/Questions – N/A

7. Adjournment to Closed Meeting – Philip Vera at 7:33 PM