

**THE WESTFIELD CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**WEDNESDAY, JANUARY 26, 2022**

Kurt Reedy, President of Westfield Condominiums called the meeting to order at 6:02 p.m.

A quorum was established, and confirmed by Jennifer English with Certified Management of Austin. (CMA)

Kurt introduced the board of Directors and Jennifer English, CMA representative.

Jennifer English read the proof of meeting notice.

Minutes from the 2021 Annual meeting were approved by a motion from Ms. Rixen Unit 206 seconded. Motion approved unanimously.

Kurt Reedy reported the following have been addressed since the last Annual meeting:

- Water Softeneres serviced twice a month
- Dead limb and brush removal
- Dumpster debris hauled off
- Roof repairs to units 202 & 214
- Boiler replacement

Treasurer's Report – Jennifer English reported the following:

As of December 31, 2021, there was \$1276.25 in the operating account, \$23,336.97 in the cab special reserve account (loan), and \$460.27 in the reserve account. Total Assets \$25,073.49

Election: Nominees were Kurt Reedy, Joe Molina, Keith Stephens and Sue Phillips. Ivonne Baranick nominated herself from the floor. 108 motioned to close the nominations, 207 seconded, motion carried. Sue Phillips motioned to accept the slate of officers, Keith Stephens seconded, ayes carried, no opposed.

Old Business:

- Handrails - are peeling and in need of paint
- Gutters – downspouts are missing some may need to be replaced
- Gutter – gutters need cleaning
- Landscaping – arborist to look at dead tree, quoted \$2000 to remove, hackberry on north side needs removal as well; it's starting to split
- Pool – needs re-plastering
- Signage for dumpsters – stating illegal to dump here

New Business:

- Windows – windows are in bad shape, confirmed its owners responsibility
- Irrigation – puddles out by dumpster, one timer appears to still be on. CMA to have landscaper check it.
- Door replacement – owner wants to replace door. Can replace with door of similar kind, submit to Board for approval.
- Paint exterior trim – Exterior painting is responsibility of Association. Submit to Board for approval.
- Recommend special assessment – discussed a special assessment to get some of these projects completed. It was suggested that the projects be prioritized by value and liability.
- Loan – owner asked if they should take out another loan, consensus was no.
- Parking lot – parking lot needs to be resealed and re-stripped
- Westfield sign – is in need of paint or an upgrade
- Cameras – owner questioned if there are cameras and could we have them. CMA reported it is a liability issue but owners can certainly have rings on their units.
- Stellar – owner questioned if Stellar had reached out due to non-payment. Yes, the ball is in there court.

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- Awnings – look bad, they were replaced 5 – 6 years ago and just need to be cleaned.
- Storage room – we received a bid of \$7000 however cost of material has increased since then.
- Concrete steps – damaged steps need to be replaced, liability issue if someone hurts themselves.
- Power washing – all common area needs a good power washing
- Surveillance – any reports of woman going thru cars, yes, crime has increased in Austin and Westfield is not immune.
- Washing machine – caught fire. Association is not responsible, CMA to contact vendor.

Adjournment: Meeting adjourned at 7:09 p.m..

Submitted by: Jennifer English, CMA

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