

**Westchester Commons Annual Meeting
Sunday, October 18, 2020
3PM Gazebo Greens**

The Annual Meeting of the Westchester Commons Homeowners Association was held on Sunday, October 18, at 3pm at the Gazebo Greens. A total of 39 residences were in attendance. A quorum was represented.

Debra Baird, WCC Board President, welcomed the gathering. She introduced new residents who have joined our community in the past year and then introduced the current board members. Topics discussed included:

WCC accomplishments during 2020:

Debra talked about the accomplishments made in the community during last year. Besides referencing the new residents who have joined our community, she referenced the continued excellent lawn maintenance provided by Cousins Landscaping Company; completed drainage work at entrance properties that will control water outlets protecting homes in that area water damage; fence repairs; the installation of the security camera at the entrance of the property; and the camaraderie expressed during the Covis19 outbreak that allowed members of the community to visit together each afternoon at the Gazebo Greens practicing social distancing.

2021 Annual Budget

Ralph Thurmond, treasurer, provided a copy of the 2021 budget that reflects the resident fee increase that became effective in January 2020. The total budget will be \$84,000 which continues to allow for a \$12,000 amount that will go back into our Capital Reserves. A motion was made and seconded to approve the annual budget for next year. A copy of the Annual Budget for 2021 follows these minutes.

Landscaping

The community continues to appreciate Ben Rawlings' commitment in working with our landscaping company to provide a beautiful environment. Ben and the landscaping company not only assure beauty in the community but they provide so many un-noticed tasks that assure that our grounds are always well taken care of and secure. Ben reported that he has been working with three tree companies to secure estimates to attend to the number of landscaping issues surrounding our tree populations in the community. We are a twenty year old neighborhood and many of the trees need pruning or removal to allow for a well landscaped space that also offers protection from expected high winds and other anticipated weather conditions. The board will confirm the selection of the arborist who will be working in the community later in the fall and early spring.

The winter flowers (pansies) have been planted and new straw ground covering will be distributed before Christmas.

Fence Repairs

Gerry Simon reported that fence repairs continue to be made as they are needed and reminded residents to report any damage to the Board and he will arrange with our resource to get the work done as timely as we can.

Other

One resident spoke to hearing gunshots behind homes at the back of the development. Residents were asked to contact the police if they experienced gun shots.

A reminder was made that the community would be holding a garage sale on Saturday, October 24th.

The Board extended thanks to Jamie Harter for providing Movie Nights at the Gazebo greens. We expect to have more Movie Nights in the Spring.

Election of Board Members

Dick Dietz, current board secretary, will be leaving the board in January 2021 after six years in that capacity. We are pleased to announce that Anita Oetgen, #121, will assume the secretary duties at that time. We look forward to Anita's joining the board.

Other officers will be Debra Baird, Gerry Simon, Ralph Thurmond, and Jim Swartz. They along with Anita were approved by the membership as the 2021 board members. The board will confirm board assignments at their next scheduled board meeting. Ben Rawlings will continue as an ex-officio member providing continued supervision of landscaping issues.

The meeting was adjourned.

Dick Dietz, Secretary

