

**Westwood Community 5 Association, INC.
Board of Directors Meeting
Minutes
April 4, 2018**

President Louis Penalzoa opened the meeting at 7:30 PM.

Also, in attendance were Roy Atherton, Sara Costa, Tony Benadetto, Paul Fraschilla, John Hartnett, Alecia Sinclair, Madison Pelei, and Jonathon Valbuena.

Attorney Brian Goldwyn of the Law Firm Goldwyn and Stevens was present.

A motion was made by Paul Fraschilla to amend the agenda as follows :

- 1. To move the Re-Organization of the newly elected members to the first item of Business.**
- 2. To add the acceptance of a letter of representation from The Law firm of Goldwyn and Stevens**
- 3. To seek an accountant to perform an audit of last year's finances.**

The motions were by seconded John Hartnett. All were in Favor. Motion carries

Organizational meeting

Louis Penalzoa was nominated and accepted as President

John Hartnett was nominated and approved as Vice President

Paul Fraschilla was nominated and approved as Treasurer

Sara Costa was nominated and approved as Secretary.

Tony Benedetto stated he resigned from the Board

The reading of the minutes was waived as none were available.

The reading of the financial report was waived as none were available.

President Louis Penalzoa affirmed the meeting will be governed by the Simplified Roberts Rules of Order. Attorney Brian Goldwyn stated it was good to identify the governance of the meeting as it lends it to be conducted in an organized businesslike manner.

A request for volunteers was made for the Welcoming, Screening, Buildings and Grounds Advisory, and Event Coordinator Committees. Sign up sheets are available at the front desk as you enter.

A motion was made by John Hartnett to approve the installation of windows at 9108 NW 81 Place. The motion was seconded by Paul Fraschilla. All were in favor motion carries.

A discussion ensued on the setback allowance for fences. A motion was made by Louis Penalzoa to table the item to allow for legal review. The motion was seconded by Sara Costa. All were in favor Motion carries

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Presidents Report -Louis Penaloza reported on unfinished Business of:

- The paving that appears to be competed per contract.
- The pool coping contract and permit are approved and awaiting a start date.
- An inspection of the Clubhouse roof revealed the need of minor repairs. NO major money is to be invested in the roof if it is only being leased.

Open Unit Owner discussion was held

At 8:26 pm Louis Penaloza made a motion to adjourn the meeting. The motion was seconded by Jonathan Valbuena. All were in favor motion carries.

Respectfully submitted,

Sara Costa
Secretary