

## Westbank Mesa Homeowners Association

### Annual Meeting

January 20, 2015

**Start Time:** 7:10 pm

**Quorum/attendance:**

#### Introduction of Board Members and Homeowners

- Welcome and introduction of attending homeowners; introduction of Board Members (Roger Brown, Terry Collins, Larry Eggers, and Bryan Koster in attendance). Roger gave thanks to all in attendance.

#### Approval of the 2014 Annual Meeting Minutes

- Laura Hines moved to approve; Wendy Tennis seconded.

#### Election of Directors

- No nominations; no elections; Ron Hines motioned to continue the current board; Caroline Brown (?) or Meadowcroft (?) seconded.

#### Annual Summary

- Things have been relatively quiet – no major problems or concerns; the pump-house accident in 2013 resulted in upgraded and improved equipment (see previous year's minutes for details); Laura Hines asked if any money was contributed by the fire company for repairs / upgrades – Roger and Larry reported about half the cost was recouped – \$5,000 dollars.
- The fire hydrant on the right-hand side of Old Native Lane must be replaced. Hydrants have @ 20 yr. life span. John McDermott (our water pump-house technician) also says one more in the community needs replacement. These two hydrants will be done fairly soon, and the remaining 4 will be replaced throughout the community. The chief concern in deciding upon replacement is safety and longevity. Question from a homeowner about fire hydrants – can they be repaired vs. replaced? According to Dave Heyl (reported by Roger), they are too old and therefore obsolete. We'll use John McDermott to prioritize which hydrants must be placed, in what order, and in what time frame (over the coming years).
- Water report – there were some hits (in low numbers) on lead and copper in some of the houses in late 2013. The HOA completed extensive testing on some other random houses as well and received one more low hit there as well. After consultation with officials, the problem is not in the source water itself and not in the community tank. Scott Leslie from EPC did a test for lead solder. Even though it is not regularly applied after 1996, it has been used as recently as 2013-14 in copper fixtures. If the water sits on this solder, it leaches out (also accelerated due to our hard water). In response to a state mandate, we will put in a linear chain phosphate (phosphate inhibitor) – it is a chemical coating that will go through all water systems and chemically bond to lead. It has a multitude of other benefits as well (see report for details). Ron Hines confirmed that this is a food-grade additive – safety is guaranteed. Laura Hines asked if we are doing any additional testing AFTER this. Roger says we default to the regular schedule of testing.
- Roger discussed infrastructure. The water tank has a limited life (25-30 years); the water substructure needs to be looked at as well. The road is chip and seal and it averages about \$5,000/year for patches and fixes. With 20-year-old chip and seal and degrading edges, we're going to do a study with industry for a long-term plan to extend the life of the road another 20 years. Olson asked if we could inspect the pump house mailbox area for specific damage.

#### Committee reports

- No reports

## Treasurer's Report/Ratification of the 2015 Budget

- Larry explained specific items from the proposed budget: 1) infrastructure 2) expenses (esp. snowplowing)
- Laura asked if we are pairing the water tank expense with other communities. In the past Scott Leslie has grouped them together to defray the cost. Roger will call Scott to follow up on this.
- Jack Nilsson moved to approve the 2015 budget. Laura Hines seconded.

## Other Business

- Bryan polled the room, with discussion afterward, about the HOA going digital in terms of website, billing, etc. Most homeowners are in favor of this (one suggested to look at Westbank's website). Something simple, functional, informational. The Board will pursue this.
- Laura asked about a central depository for all HOA documents. They are scattered amongst several individuals and are valuable history with legal implications, etc. Roger will explore possibilities.
- Question from a homeowner about how the board decides upon raising dues and if that is something to put to a homeowner vote? Roger says from a legal standpoint, it is a board decision. General consensus in the room is that a simple website notifying about these sorts of issues / changes would be helpful. Discussion on looking at financial numbers, increases, etc. on a more regular basis to defray large increases suddenly like this latest increase. Laura Hines asked what assurances are there that this money earmarked for infrastructure won't be used for unanticipated operating expenses. Larry says we have a \$50,000 buffer for operating expenses. Laura also suggested any "extra" money earned in years should go to the infrastructure fund.

## Election results

- no election

## Adjournment

- Roger motioned to adjourn. Ron Hines second. 8pm.