

**Westbank Mesa Homeowners Association  
Executive Board Meeting  
December 1, 2015**

The Executive Board of the Westbank Mesa Homeowners Association met on Tuesday, December 1<sup>st</sup>, 2015 at 7:00 pm. Attending were Roger Brown, Dave Heyl, Terry Collins, Larry Eggers, and Bryan Koster.

**GUEST ISSUES**

- No guests. No issues

**MINUTES**

- Minutes from Feb 10<sup>th</sup> 2015 will be sent to Board members via email and approved at a later time.

**PRESIDENT'S REPORT**

- Roger has an item for next year's agenda related to the latest water tank inspection report. In sum, it recommends at a minimum to replace the roof and attend to other miscellaneous maintenance on the interior (rust, etc.). Nothing at this point is at a total system failure or life-threatening, but it is definitely time for repair / maintenance. EPC and (Mike) Mannix Painting are our local, primary contacts for planning our approach to this.
- The Board also examined cumulative water reports from the past 3 years. In sum, they indicate a spike in water usage indicating a significant leak in the community's water system: September / October of 2013: @300K gallons; 2014: @900K gallons; 2015: @1.8 million gallons. Kilowatt usage reflects these numbers also. The fix on the Meadowcroft's intake this past summer apparently did not solve the bigger problem. We must revisit it and plan for a next step in order to diagnose the problem and isolate the leak. Discussion on possible causes. The data seems to indicate that the "leak" must be after leaving the pump house. Discussion about isolating sections of the system, installing valves/flow meters, etc. Proposal to contract with a second outfit (the first was American Leak Detection) for leak detections; Dave Heyl will research options. More discussion and disclosure to homeowners at the upcoming annual meeting.

**TREASURER'S REPORT**

- Proposed Annual Meeting date: Tuesday, January 12<sup>th</sup>, 7 pm, at GSHS. Bryan will get with Larry regarding email notifications vs. paper mailings.
- Discussion of finances (increasing dues) because of water tank maintenance and leak fix; discussion of setting up separate accounts for these long-term expenses.
- Discussion of replacing the tank vs. repairs / maintenance on the tank; Roger will explore prices and options.
- Larry presented delinquent accounts. Discussion

**SECRETARY'S REPORT**

- Bryan will draft the standard letter for the upcoming annual meeting, but will also include language concerning important issues to talk about, encouraging everyone to attend.
- Bryan will also add a new Agenda Item for the annual meeting: reviewing Board policy for late fees and billing procedures

**DIRECTOR'S REPORT**

- No report

Adjourn at 8:30pm