

**Westbank Mesa Homeowners Association
Annual Meeting
January 12, 2016**

Start Time: 7:02pm

Introduction of Board Members and Homeowners

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

Approval of the 2015 Annual Meeting Minutes

- Cali Gonzalez motioned to pass; Carolyn Meadowcroft seconded.

Election of Directors

- No nominations; no elections

Annual Summary

- Roger's introduction: general comments regarding a busy year, relating to the fact that our subdivision is 20 years old.
- New entryway lights installed this year.
- New road chip and seal placed from entryway up to Dolores Circle, including Old Native Lane - @ 1/3 of total road surface of the community – to improve appearances and safety; thanks to Dave Heyl for contracting the work.
- Across from the pump house – cleanup of old cut trees and thistle patch from original telephone pole work. Roger himself has used PasturePro – from the Carbondale Co-Op – to spray and keep weeds down – but these weeds are cyclical and we'll maintain them as we notice them.
- Community water tank was cleaned a few months ago – good structural reports (metal, welds, etc.) but the top is beginning to degrade (rust, worn away rubber coating). We have 2 bids on the inside of the tank and the top as priority maintenance (one bid local, one bid from Greeley). Roger is researching the references/reports on Greeley (possible discount if coupled with Snowmass work). Roger described the details of the process, with minimal water disruption (up to 6 hours) – the estimated total work time is 1-2 months. One of the bids said that this should give us up to 20 more years of life on the tank.
- Through September/Oct/Nov 2014, Larry Eggers notice a steady increase in water pumping usage without the corresponding money and charges coming in. Three options explored as source of the problem: 1) is everyone properly monitored/metered/paying 2) leak on an individual homeowner's property (Meadowcroft example discussed); Roger recommends walking your property and finding your shut-off valve, knowing where it is, and the HOA has a plan it will execute for finding/exercising all of those 3) walk the entire subdivision listening for leaks. We already hired professional outfit to do this (American Leak Detection), but results were inconclusive. We are still looking for the major problem; Roger says keep your eyes open for any sign of water on the land.

- Last Friday (1/8/16) the pump-house alarm light triggered which means we've dropped below 75% normal operating level. We called Rick Holt with J&M Pump; @ ½ the tank spilled out opposite the pump-house (@200,000 gallons). Randy Crenshaw inquired how long it had been leaking before this major failure. Dave Heyl: probably trickled over a long time, but the major coupling failure probably failed recently based on the visible damage, and he doesn't believe this is part of the bigger problem described immediately above.
- WBM website is up and running (thanks to Larry Eggers).
- Regarding the road at the pump-house and mailboxes, we couldn't fill and build up road surface (pump-house prevents it) but the road chip and seal is now graded away from the mailboxes to prevent standing water/ice.
- In 2013 we had copper/lead hits in the water system. Dave Heyl said we had galvanized fittings in the pump-house that have been replaced since this, and now we have had 2 successive negative reports. If positive hits for copper/lead continue in the future, we may use a phosphate-inhibiting chemical in the water system. Roger recommended letting water run for 30 seconds from your tap to mitigate the problem if homeowners are concerned.
- Mark Gould asked about the conditions of the pumps themselves. Dave says pumps and meters have all been replaced in the last 5 years. Randy Crenshaw asked if we have a spare pump. Dave says not at present – but we can acquire one in 48 hours if necessary. Randy asked if we have epoxied the community water tank ever before? Roger said no.
- Paul Gonzalez asked what if the tank failed altogether? Roger said the cost of replacement = @150 to 200 thousand dollars. Mark Gould mentioned that the Westbank retrofit from 6 years ago cost @400 thousand, and he estimates the main tank for WBM would be even more.

Committee reports

- No reports.

Treasurer's Report/Ratification of the 2015 Budget

- Larry Eggers summarized the P&L report for the 2016 Annual Budget. He compared it to 2015 and 2014. He highlighted 3 notes. The third note reflects projected numbers for a second attempt at detecting/repairing the major water leak in community. Randy Crenshaw asked how much water we're losing. Roger said 500 thousand gallons per quarter, or 2 million gallons per year. Mark Gould asked if we're sure the meters are running properly? Larry said all indications are yes – when a meter fails, it seems to just stop altogether. Randy asked what percentage of the 2 million gallons is of total community usage? Larry said electric usage in the pump house has been up 50% Randy asked in what this is in dollar terms? Larry said in the summer it is \$400.00 “over” per month. Continued, extended discussion on what the problem might be/where it might be located. Possible solutions discussed. Solving the Meadowcroft problem improved this wasted water by @30% - so if the major leak is not in the Main, it could be a combination of several houses.
- Larry also highlighted the \$60,000 for tank painting/water leak detection and mentioned the possibility of future assessments as this evolves.
- Joe Mueller asked about our WBM savings at this time. Larry: cumulative is \$164,000 at end of December 2015.

- Mark Gould motioned to ratify the budget. Randy Crenshaw seconded.
- Joe Mueller asked if the Board has decided on a minimum reserve amount to keep in place at all times. Roger says we have not decided on an exact number. Joe mentioned the lack of increase of dues in nearly 15 years and that we've come away easy, but without a firm number in mind, it's hard to think of what this means in terms of raising dues. Terry spoke about the financial approach to when/how to raise dues and that what's changed recently has been the water leakage / water tank. Mark Gould asked about the wisdom of maintaining reserves, preferring to pay for improvements / repairs with increased dues / assessments / loans. Many homeowners then talked in favor of raising dues – gradually – a month-by-month increase – as opposed to a huge assessment down the line. Much discussion on 1) minimum reserve 2) increased dues.
- Joe Mueller makes a motion to increase \$100/quarter (\$400/year) – Paul Gonzalez seconded.
- Mark Gould makes a motion to establish a number for minimum dollar reserve.
- The Board will meet again separately and discuss numbers.

Other Business

- Mark Gould asked that Westbank Mesa work in conjunction with Westbank Ranch for requesting “dark sky” lighting for the new school (set to open in Fall 2017); Garfield County Commissioners have already required the new FedEx building to do it. Mark will contact us in the near future about combining efforts for this.
- Cali Gonzalez asked a follow-up email be sent regarding water fix. Bryan Koster will do this once Dave Heyl confirms with Rick Holt that we are running at full capacity.

Election results

- No election

Adjournment

- 8:25pm