

Westbank Mesa Homeowners Association
Executive Board Meeting
February 7th, 2017

The Executive Board of the Westbank Mesa Homeowners Association met on Tuesday, February 7th, 2017 at 7:00 pm. Attending were Roger Brown, Larry Eggers, Terry Collins, Kristen Blizzard, and Bryan Koster.

GUEST ISSUES

- No guests; no issues

MINUTES

- Minutes from 1/3/17 Board Meeting and 1/17/17 Annual HOA Meeting. Kristen motioned to pass; Roger second.

PRESIDENT'S REPORT

- Roger updated on the pump-house light (decreased water tank levels) that turned on this past Sunday. After investigation, Rick Hollub and Roger pulled pump #1 and found 2-3 ½-inch holes in the structure of the piping connected to the pump, as well as a substantial build-up of minerals in the pump itself. Rick put a temporary patch on it (operating at @40%) while waiting for a new replacement pump. Roger authorized replacement / repair for approximately \$10,000. SEE EMAIL FROM 2/5/17 for further details. Roger now recommends that we begin the community-wide pressure testing at the pump house and work out from there.
- Lead-tap water results (EPC) – we have a clean “bill of health” at this time according to state standards.
- Colorado Water Quality Control Division action plan is now in place (this is a series of action to take regarding any compromising action, natural or man-made, that would contaminate our community water – Paul Hempel guided us through this process). They asked Roger if we want to post our community water infrastructure information to a database available to Colorado state first-response units. The major concern is that the agreement allows access also to “the public” in addition to state agencies. Paul Hempel assures us that all of the state/responder agencies already have access to this info. Board discussion. Consensus is not to release our info to public access.
- Update on M&M Tank contract for spring water tank refurbish work.

TREASURER'S REPORT

- Larry talked with John Haines (HOA president of Westbank) about trash / recycling. They pay 64/quarter for trash and recycling – we pay 44/quarter for trash only. Will we increase in order to resume recycling? Board discussion and consensus: put it to a direct community vote through website/form (Kristen will design it)
- Rob Snyder has paid nothing in dues since 12/21/2015. Julie sent a letter requesting payment by the end of the 2016 year to no effect. The amount now is @\$2,648.00. The GarCo sheriff failed to make personal contact. Julie recommends hiring a private company to serve of notice for a court summons. Terry recommends referring him to a collection agency to impinge his credit. Board discussion. Larry will investigate collections agencies.

SECRETARY'S REPORT

- No report

DIRECTOR'S REPORT

- Kristen asked about developing the website based upon the annual HOA meeting homeowner comments. Board consensus is for her to begin.

Adjourn at 8:25 pm