

Westbank Mesa Homeowners Association
Annual Meeting
January 17, 2017

Start Time: 7:00 pm

Introduction of Board Members and Homeowners

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

Approval of the 2016 Annual Meeting Minutes

- Lori Mueller motioned to pass; Carolyn Meadowcroft / Linda Eggers seconded.

Election of Directors

- Roger solicited nominations for Board membership in order to maintain a 5-member Board; Kristen Blizzard + Joe Mueller nominated themselves.
- After general discussion, Joe withdrew his nomination, and Roger asked for a motion for the 4 standing Board members and Kristen Blizzard as a new Board member. Randy Ross made a motion; Paul Gonzalez seconded; motion passed by unanimous homeowner vote.

Annual Summary

- Roger recognized and praised Carolyn Meadowcroft's holiday lights.
- Road report – good chip and seal this year on 1 of 3 miles (Old Native Lane and Huebinger Drive up to Dolores Circle).
- Roger offered homeowners the cut wood in the community open space off Old Native Lane. If it is not gone by mid-summer, we'll pay to remove it.
- Thistle and Russian olive trees are on the Colorado list of noxious weeds. Roger encouraged spraying of individual homeowner thistle. Public companies cannot trim/shape Russian olives; all they are allowed to do is cut them down. The Board will continue monitoring community growth.
- Community water tank: Roger explained the delay on the past year's resurfacing, now shooting for mid-April; he suspects a 2-hour disruption of water while a temporary tank is being placed, altogether a 3-4 week downtime of the primary water tank. The Board will notify homeowners well in advance.
- Update on the community's major on-going water loss. Roger discussed a strategy of individual home assessment and detection. Roger will pilot the process on his own home to establish 1) potential leaks 2) overall infrastructure health. After replicating this process with other individual homes (Board members), we propose to then move to attack the problem regionally through street shut-offs (multiple homes at a time, pressurizing pipes to determine leaks, etc.) This will be a concerted community-wide effort to isolate the leak(s).
- Roger discussed standing water/ice with Lindsey Passmore (our community snow-plowing) at the pump house mailboxes and is working to mitigate buildup.
- Roger updated on general water health (esp. lead contaminants); last year's test was well under limit and we have not been contacted by the state with any concerns. Roger explained that many of the hits typically came from the houses themselves (lead soldering, etc., and that was only with long-standing water).
- Roger solicited questions; none.

Committee reports

- No reports

Treasurer's Report/Ratification of the 2017 Budget

- Larry discussed numbers for the Profit and Loss report. He highlighted water: pump electricity, which he connected to the community water-loss problem discussed by Roger (a large discrepancy between the electricity used / water pumped and what collective meter readings show).
- Paul Gonzalez asked about the proposed water tank maintenance. Roger discussed more details. The work is a 5-year guarantee with a projected improvement lifespan of another 20 years, including regular maintenance along the way.
- A homeowner question about the previous HOA assessment raised from 3 years ago (infrastructure fee) – how much was the increase? Roger said \$250.
- Discussion of Board decision to raise homeowner dues in 2017 for longevity of community infrastructure.
 1. Terry discussed the Board's process of looking at a 20-year plan.
 2. Resulting from last year's meeting, we are setting aside \$50,000 of our current cash for a cash reserve.
 3. Fire Hydrants, Roads, and Water infrastructure (see document "Cash Needs for Next Twenty Years") are major community expenditures not currently in our operating budget.
 4. Terry highlighted that this is a dynamic model that can/will change over the 20-year period to adjust for risk, costs, interest rates, etc.
 5. In the end – the Board decided \$400 additional per year from each homeowner will meet the proposed needs.
- Q: What about unanticipated / catastrophic events?
A: We would first use the \$50,000 cash reserve, then homeowner special assessment, then go to banks for loans.
- Q: Can we go through a process to declare our road a county road?
A: The road as decided/designed by Huebinger is too steep to maintain by the county.
- Q: Are there any municipal sources of funding, i.e. grants or some such?
A: Terry is not aware of anything since we are a private entity. As far as loans, we are trying to avoid debt (loan interest rates).
- Q: Is there eventual need to replace the water tank entirely?
A: Terry/Roger say we don't anticipate replacement over the next 20 years, but we will revisit the dynamic financial plan on a yearly basis.
- Lori Mueller gave thanks for the plan for necessary infrastructure maintenance, but also asked about enhancement/improvement projects? General discussion on ideas from homeowners. The primary obstacle is financing.
- Joe Mueller compared our dues, with current increases, to other HOAs, and they are still low and competitive. General consensus on this from other homeowners in the room.

Other Business

- Q: Randy Ross questioned the Board dropping community recycling. Larry discussed the increase of fees (almost double) being the deciding factor. Discussion of investigating new bids. Joe Mueller and others encouraged this.
- Kristen Blizzard mentioned her desire of improving the HOA website (she and her husband build / design / maintain websites).

Election results

- No elections

Adjournment

- 8:20 pm