

**Westbank Mesa Homeowners Association
Annual Meeting
January 18, 2018**

Start Time: 7:05pm

Introduction of Board Members and Homeowners

- Roger thanked all homeowners in attendance and had all introduce themselves. Roger introduced all Board members (Roger Brown, Terry Collins, Larry Eggers, Kristen Blizzard, and Bryan Koster in attendance) and noted both Terry and Bryan leaving their positions.

Approval of the 2017 Annual Meeting Minutes

- Cali Gonzales motioned to approve; Joe Mueller / Alan Ogren second; voted and passed unanimously.

HOA@199D

Election of Directors

- Roger, Larry, and Kristen volunteered to continue serving on the Board. Roger also called for nominations for 2 open positions on the Board. Discussion on the nature of serving on the Board, position responsibility, time commitment, etc. Joe Mueller volunteered. Ron Friemel volunteered.
- Kjell Mitchell motioned to elect the current sitting Board members as well as Joe and Ron. Randy Crenshaw seconded. Voted and passed unanimously.

Annual Summary (reported by Roger Brown)

- Congratulations to the Meadowcrofts on their annual Christmas lights.
- New homeowners Omar and Elvia Loya.
- Two homeowners have passed: Carolyn Brown and Harriet Norgren.
- Update on the water tank. Roger gave a broad overview of the project and it's success. The contractors say the welding / structure is solid, so the resurfacing project, combined with regular diving inspections, will provide an estimated 25+ years of integrity. Roger thanked all Board members and homeowners involved.

Committee reports

- Bryan asked about active committees. Roger briefly discussed the Architecture Committee and the status of current building projects in the community.

Treasurer's Report/Ratification of the 2018 Budget (reported by Larry Eggers)

- Overview of budget/actual cost of the water tank project.
- Discussion of current/projected costs related to infrastructure.
- Joe Mueller asked about the pump repair costs in 2017. Roger and Larry discussed details.
- Cali Gonzalez asked about the increase in legal fees / consultation. Roger discussed details about the current revision of HOA Protective Covenants and matters related to our renewal of water rights.

- Joe Mueller motioned to pass. Alan Ogren seconded. Voted and passed unanimously.

Other Business

- Roger discussed the Board's current review and proposed revisions on the HOA Protective Covenants and solicited any/all homeowner input.
- Roger discussed speed concerns in the community. He asked for input and commentary. Discussion on possible mitigation – signs, speed bumps, etc. Ginger Golden talked about right-of-way concerns at the top of the hill, including a blind spot due to a large tree. Roger confirmed the current arrangement of right-of-way as conforming to county standards. Roger will look at the tree Ginger mentioned. Bucky Buchholzer suggested a large convex mirror appropriately placed. Ron Friemel suggested digital (radar) flashing signs to promote awareness on speed. Roger thanked everyone and the Board will continue to consider options.
- Roger discussed recent concerns about noisome dogs and the steps the Board is taking towards enforcement. Kristen mentioned that the Board is moving towards a clear, formal process of enforcement. Kjell Mitchell asked if communication and support of homeowner grievances can be increased if immediate enforcement through finable offenses is not an option. Roger will take personal responsibility to do this regarding dog-related complaints against two homeowners. Kristen asked for any/all homeowner recommendations on a formal process for fining offenses. Kjell encouraged the Board to investigate other HOAs for policy and to talk to county officials for information on enforcement codes.

Election results

- (see above)

Adjournment

- 8:12pm

Not approved by HOA members at meeting