

- NOT APPROVED -

Westbank Mesa Homeowners Association Annual Meeting January 23, 2019

Start Time: 7:01pm

Introduction of Board Members and Homeowners

- Roger thanked all homeowners in attendance and had all introduce themselves. Roger introduced all Board members (Roger Brown, Kristen Blizzard, Bryan Koster, Joe Mueller, Ron Friemel in attendance).

Approval of the 2018 Annual Meeting Minutes

- Kjell Mitchell motioned to approve the minutes; Mike McEwan seconded; voted and passed unanimously.

Election of Directors

- Roger, Ron, Joe and Kristen volunteered to continue serving on the Board. Roger invited new members, Matt Bergstresser volunteered to serve. Bryan Koster resigned after 10 years of service. Carolyn Meadowcroft made a motion to vote in the four continuing members and one new, Diane Olsen seconded. Vote passed unanimously.

Annual Summary (reported by Roger Brown)

- Congratulations to the Meadowcrofts on their annual Christmas lights, once again!
- Lots of projects in 2018. Tree trimming, rabbit brush removal, community clean up. Nice effort, all looking good.
- New policies enacted. CCIOA (Colorado Common Interest Ownership Act) has been adopted. With new policy updates, HOA covenants need updating. Board has been reviewing and is targeting summer 2019 for a vote. Bylaws and architecture docs may also be open for updates.
- Community water update (reported by Joe Mueller). Community has flow meters on main pumps and meters on house. Historically there has been a disparity, which signifies water leaks in the system. At Christmas the Muellers encountered a pond in their driveway, water bubbling out of the ground at their curb stop. It's been looked at by Joe and our value guy, this is not fixed, but it has been determined there is a leak upstream of Joe. Right now we are watching it until better weather allows us to address the issue permanently. Larry suggested we check the electric bill comparisons at the pumphouse to see if there are any discrepancies pointing to new leaks.
- Matt Bergstresser asked for an overview of water history. Wondering if we tested any houses as suggested in past minutes. Roger provided an update, this did not happen as the electric numbers tightened up which signified the 2 leaks that were found took care of it.

Treasurer's Report/Ratification of the 2019 Budget (reported by Ron Friemel)

- Overview of budget/actual.
- Trash fees are up, we are in a contract for 2 more years. It's not ideal, they have the ability to increase rates when they determine is necessary. Ron to review and work on it.
- Snowplowing fees are going up next year.

- Weed management and tree cutting was more extensive than expected and therefore more costly.
- Consulting and legal fees are up due to policies and declarations review, also continued collections consulting as needed.
- Joe Mueller asked about community clean up dumpsters - we spent \$1,800, should we keep doing this? Was it a value? General homeowner consensus was yes, it was a value. However several homeowners did not get to use it as it was full immediately.
- Pump service was up, we lost another pump due to age and purchased a replacement. In case of emergency, we always have a working pump on hand.
- Larry Eggers mentioned liability insurance. When we hire anyone to work in the community, they need to be insured - otherwise the HOA could be liable.
- Board agreed to check fire hydrant expenses - we didn't spend any money this year. The plan was to spend a little to maintain every year to get all hydrants replaced.
- Terry Collins asked for verification that we created a separate infrastructure account and inquired what type of account was created. Ron provided an update - we did create an account that is currently in checking not gaining interest. Terry suggested a 5 year high yield CD. He thinks we should be getting 2-3% interest, this was assumed in our long term financial plan. Ron to follow up.
- Larry Eggers inquired whether we know when we will need to do the next paving project. Most recent assessment is that it's currently not needed. Roger suggested it's a \$50k/mile project. We are serious about staying ahead of it.
- Terry Collins stated each year we do an audit of financials on an accrual basis. Audit is needed for due diligence and insurance purposes. Once this has been done, board agreed to make a copy available to any interested homeowners.
- Ryan Parson asked if the HOA pays taxes? No, but there is a fair amount of filing paperwork each year.
- Terry Collins motioned to ratify the 2019 budget. Larry Eggers seconded. Voted and passed unanimously.

Other Business

- Roger Brown discussed the Board's current review and proposed revisions on the HOA Protective Covenants and solicited any/all homeowner input.
- Larry Eggers mentioned there are quite a few documents on the website and wondered if homeowners can easily access the new policies online. Kristen stated the CCIOA policies are currently listed and available for download.
- Matt Bergstresser wondered when homeowners should review the covenants and make suggestions? Roger Brown suggested now, as per the target timeline mentioned above.
- There was a healthy discussion regarding open fire in the community. Kjell Mitchell and Larry Eggers were against open fire, Kristen Blizzard also voiced concern, Matt Bergstresser would like to burn brush in a controlled manner. This will be a point of continued discussion when the covenants are reviewed.
- Joe Mueller discussed speed concerns in the community. He asked for input and commentary. Discussion on possible mitigation – painting, speed bumps, etc. The board has discussed spraying chevrons and road striping. Generally people thought that the problem seems to have gotten better. Kjell disagreed, his wife has had a problem walking on the road more recently, and he would vote to add speed bumps. Joe Mueller is not in favor of speed bumps. Discussion trended toward painting chevrons as a first initiative. Board agreed to proceed with this in the spring.

Diane Olsen motioned to adjourn the meeting. Roger Brown seconded.

Adjournment

- 8:38pm