

- NOT APPROVED -

Westbank Mesa Homeowners Association Annual Meeting January 29, 2020

Start Time: 7:00pm

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, Matt Bergstresser, Joe Mueller, Ron Friemel in attendance).

Approval of the 2019 Annual Meeting Minutes

- Steve Thompson motioned to approve the minutes; Mindy Arbuckle seconded; voted and passed unanimously.

Election of Directors

- Roger, Ron, Joe, Matt and Kristen volunteered to continue serving on the Board. Roger invited new members. 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)

- Terry Collins helped put funds into a money market for the community initially. Larry Eggers continued the effort. Ron Friemel will report.
- Community infrastructure is 25 years old. Curb stop at Mueller house formed a puddle earlier this year. There was a failure in the water line. Keep an eye out near your home for pooling water. Historically this added to measured water loss that was unaccounted for.
- Community aging infrastructure: Aging water tank is carefully managed and regularly resealed along with other infrastructure in the community.
- Joe Mueller reported on water breakage near pumphouse at Thanksgiving. A coupling ruptured and the tank emptied due to an electrical outage (the emergency light was accidentally disconnected). We can not have check valves due to community fire risk/needs. The wells are located at lower westbank in between each of three homes, 168 and 183' down.
- Community clean up - roll off dumpsters. \$2,200 was spent in 2019. Additionally we rented a chipper and Roger/Matt chipped the yard waste. Total cost was around \$3k. Roger asked if homeowners liked this amenity.
- Larry reported on the fiber survey. Cedar Networks is interested in adding neighborhood infrastructure. We had 77% community interest from the WBM survey. Larry believes it's the future - we need to compete to keep property values high. Larry has contacted Jim English in Westbank Ranch, we are waiting to hear about progress there. Aaron Maisch asked us to look into Pathfinder as an alternative. There is significant interest in fiber.
- Larry mentioned the new bike path that will be installed this summer to the school. He would like to see the path become part of our community.
- Matt discussed Mammoth Networks, he met with them at the tower site and is waiting to hear back.

- Self water meter readings worked well, thank you homeowners!

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

- Overview of budget/actual.
- There were a few reclassifications - community cleanup moved out of weed control
- Entryway maintenance went up, hired Medallion
- Bookkeeping number has remained steady and on budget
- Trash fees will continue to increase, likely another 10% this year. Recycling is incredibly expensive. We'll keep an eye on it. Mountain Waste increases with little notification.
- Nancy Crenshaw asked about the early trash pickup time. Kristy Nott suggested we connect with Thomas at VIP. Ron said we have another year on our contract.
- Regarding fees collected for assessment and future infrastructure, Ron is consistently moving the funds into CDs about every 6 months. Randy Crenshaw asked when we will stop collecting infrastructure fees. We are following Terry Collins long term plan - 20 years. The fees will remain in place. Nancy Crenshaw wonders if we can cap it, why are we paying for the future that far out versus doing assessments at the time of need? We need a new tank in 25 years, this is \$300k. New road, chip and seal is \$50k, new asphalt is \$150K. Expenses are rolling and balanced over and thru the years. Joe Mueller reminds us that our fees are low compared to other communities.
- Terry Collins questioned spending 17K of 40K for future operating expenses.
- Snow plowing rate has not changed in 3 years.
- Mike Bodrogi made a motion to ratify the 2020 budget. Paul Gonzales seconded the motion. Terry Collins called for discussion and asked the minutes to reflect his comment that we are only putting 23K into the infrastructure fund according to the stated 2020 budget. Vote did not pass unanimously, Terry Collins opposed.

Other Business

- Roger Brown gave an overview on CCIOA policies. Our attorney alerts us if we have deficiencies in board/homeowner relations. One of the first policies on assessment collection was instituted several years ago. Several more policies have been instituted since then and are now listed on the website. This leads in to a discussion on HOA covenants. Several reasons why our attorney recommended we change: 1. some items, dollar amount inclusions for example were too specific for the covenants and should be moved to policy, 2. phraseology was modernized to be brought up to date.
- Covenants versus policies - covenants require a vote and 67% vote to modify. Policies can be revisited separately and voted on by the board.
- RE: Rentals - we had discussed multiple rentals inside a home. Upon further research, this is not allowed per county zoning. Westbank Mesa is zoned single family residences. This option will not be available per the rental policy.
- Terry Collins made a motion to terminate this process unless there is a safety mechanism added into the covenants to override board voted policies. Joseyln Olmeda seconds this motion. Open to discussion. Trent Blizzard proposes that we add this safeguard language to the new covenants right now and move forward with the vote. Majority was reached and the motion was passed to abort a vote on the covenants proposed and add homeowner policy override mechanism into the documents, 2 descented - Kjell Mitchell (2 votes) and Mike Bodrogi.
- Nancy Crenshaw requested that we post board meeting dates so homeowners can attend.
- Roger asked for new board members. Kjell Mitchell moved to accept the slate as presented. Trent Blizzard seconded the motion. Motion was unanimously passed.
- Thank you to Ryan Parson for hosting community parties!

Karri Heyl motioned to adjourn the meeting. JoseIn DeHerrera seconded.

Adjournment

- 9:21pm