

**Westbank Mesa Homeowners Association
Executive Board Meeting
September 1, 2020**

The Executive Board of the Westbank Mesa Homeowners Association met on Tuesday, September 1, 2020 at 6:00 pm online via Zoom. Attending were Roger Brown, Kristen Blizzard, Joe Mueller, Ron Friemel, Matt Bergstresser. Guests in attendance: Danielle Klein, Laura Hines, Charla Combest, Thomas Dubois, Huston Burke.

GUEST ISSUES

- None

MINUTES

- Joe Mueller made a motion to pass 6/29/20 minutes, Ron Friemel seconded. All approved.

PRESIDENT'S REPORT

- Bears & Trash - reminder to homeowners to put trash out on trash mornings, not the evening before. IF you put trash out the evening before, make sure you have an appropriate bear proofing mechanism on your trash can. The bears make a mess, it's your responsibility to clean up. We can not change the trash schedule.
- Fire danger is high! Friendly reminder to take special precautions while it's so dry.
- Water pump repair: we did not have to replace the pump. Loose wire was repaired. Westbank Mesa water comes from the Roaring Fork aquifer. Can WBM use Thompson ditch water? Yes - we have water rights for a certain number of gallons used. 6 lower homeowners use the ditch for irrigation. Per Joe Mueller, It is not a feasible water source for residents up the hill, we do not have the systems in place to pump it up.
- RE: Rocks on the road. Snow plowers do NOT use pea gravel, Ron confirmed they use an ice premix compound made from crushed rock. Roger met with Jim Terry from Jimco re: road mitigation. Will get a quote to grade edges and implement concrete drainage. \$5K for patching each year has come from road maintenance historically. Roger suggests we implement a plan for roads/maintenance and appropriately bill to infrastructure versus repair.
- Weed cutting - to cut or spray? We have done both over the years. Roger did some research with Garfield and Pitkin counties. He is waiting for quotes from two companies to mitigate. He spent a significant amount of time driving around the subdivision discussing the issue. This is a maintenance issue that occurs each year. Joe suggests it should be added to the annual budget.
- Covenant revision update. 30 day homeowner comment period ends September 4. Thank you for your comments. We do not have next steps in place yet.
- Fiber update - thanks to Larry Eggers for all the research. Larry/kristen have chased down information from Cedar Networks who became Ting. 77% of people in WBM are interested in fiber. They are off the table as their business model does not work for an

HOA. Pathfinder has a few options - fixed wireless relay, and traditional fiber. The wireless relay uses antenna receivers to get line of sight to Glenwood towers connected to fiber. Pathfinder believes we could place an antenna at the water tower and reach all homeowners. 50/100/200 MB packages available with no throttling. Homeowners in attendance report high speeds of up to 1000mb from Comcast with updated routers for prices less than Pathfinder was offering. Kristen to research.

- Pat Steele residence re: permission to place infrastructure from Pathfinder to get internet. Joe Mueller made a motion to grant Pat Steele the ability to place infrastructure to supply the business internet service that he needs. Matt Berstresser seconds. All in favor.
- Neighbors helping neighbors - Ron suggested trash buddies! Lots we can do to help each other out during these difficult times. Matt suggests adding a space to the website, or a private Facebook group.
- Committee organization - water, weed and road. Looking for homeowners to join. The board needs help with these projects. Will bring it up at the annual meeting. Roger made a motion to form a road committee, a weed committee and a water committee. Kristen seconded the motion. All in favor. Kristen to add sign up forms to website.

TREASURER'S REPORT

- Maintenance and infrastructure funds have now been separated. Ron reports we have \$144,925 allocated to infrastructure. Need to have a discussion about what goes toward infrastructure and what goes toward repair. Water expense on current financials - we replaced a chlorine pump that failed. Ron suggests this go toward infrastructure, Roger agreed.
- Joe Mueller made a motion to create a guideline for setting a dollar limit on classifying repairs vs infrastructure. New limit: anything related to road/water under \$2,500 goes toward repair, over to infrastructure. Roger Brown seconded. All in favor. Depreciable/new/upgraded items such as the chlorinator for example that go into the infrastructure will come out of the infrastructure fund regardless of cost.
- Ron suggests there should be an HOA dues increase for 2021, as we are currently looking at a budget deficit of about \$2k and we face water/pump/road repairs and weed maintenance each year that are not always budgeted. We have not had a dues increase for a long time. Ron suggests an upfront budget increase of possibly 10% now and then a 2-3% riser each year to match inflation and keep the budget balanced each year. The HOA fiscal year follows the calendar year. Joe suggests we make the change in the fourth quarter and implement the increase in the first quarter of 2021.

SECRETARY'S REPORT

- No Report

DIRECTOR'S REPORT

- Next meeting TBD.

Adjourn at 7:31 pm