

— NOT APPROVED —

Westbank Mesa Homeowners Association Executive Board Meeting January 13, 2021

The Executive Board of the Westbank Mesa Homeowners Association met on Tuesday, January 13, 2021 at 6:30 pm online via Zoom. Attending were Roger Brown, Kristen Blizzard, Joe Mueller, Ron Friemel, Matt Bergstresser. Guests in attendance: Larry Eggers, Houston Burke, Mindy Arbuckle.

GUEST ISSUES

- None

MINUTES

- Roger made a motion to pass 9/01/20 minutes, Joe seconded. All approved.

PRESIDENT'S REPORT

- Roger made a motion to undo the last passed (on 9/1/20) \$2,500 infrastructure budget item limit. Joe Mueller seconded. All in favor.
- Roger made a motion to utilize the infrastructure fund for emergency infrastructure repairs regardless of cost. Expected repairs/maintenance would necessitate a budget line item. Joe Mueller seconded. All in favor.

TREASURER'S REPORT

- Ron Friemel presented the 2021 budget for review and approval. Ron believes we need a dues increase. He suggested at least 2-3% each year for inflation. Trash increased by 4% with no notice. Ron confirmed it will increase consistently 4% each year. Most expenses we incur are related to our water system.
- All discussed raising the HOA dues line item to align with inflation.
- Joe Mueller made a motion to increase dues from \$87.50 to \$100 starting April 1st (beginning of Q2, 2021). Matt Bergstresser seconded. All in favor.
- All were in favor of striking the community cleanup line item in 2021 to help balance the budget.
- Budget was preliminarily passed with noted line item changes moving repairs to infrastructure, removing community cleanup, increasing trash by 4% and increasing dues to \$100.
- Ron to provide new budget for distribution to homeowners.

SECRETARY'S REPORT

- No Report

DIRECTOR'S REPORT

- Next meeting, Annual meeting Feb 2, 2021

Adjourned at 7:40 pm