

Westbank Mesa Homeowners Association
Annual Meeting January 26, 2022
MINUTES

The annual homeowners meeting for Westbank Mesa HOA was held on January 26, 2022. Due to inclement weather the meeting was held virtually, not in person.

The meeting was called to order by the President, Roger Brown.

There were enough members in attendance or represented by proxy for a quorum so the minutes from the last meeting were approved with a motion from Roger and a second by Houston.

Roger thanked homeowners who had served on the HOA board and committees over the past year. He also thanked Deborah Voight, our bookkeeper. Joe Mueller asked if Deborah will continue as bookkeeper and Roger confirmed.

Roger reported that last year we took care of weeds on the roadside and open space, the outcome was well worth the effort. He said Matt Bergstresser had obtained quotes for road repairs, that he will report on later, but no decision has been made about what work would be done. Roger remarked that previous board members had put in many hours updating sections of the covenants.

The Treasurer Terry Collins presented the current Balance Sheet. The report shows we have approximately \$40,000 in the operating account on an on-going basis. The remainder of liquid funds are accumulating for future expenses. Total assets are in excess of \$312,000 and liabilities are \$10,000.

Terry presented a Profit & Loss and Comparison of the 2021 actual expenses to the 2021 budget. There was nothing out of the ordinary except the expense for weed management.

The 2022 HOA Budget was reviewed next. Very few changes were made to the budget except for budgeting \$7000 for weed management and \$5000 for road maintenance. The Board has decided against doing major road repair next year and for the time being take care of regular maintenance and continue to accumulate funds for more extensive repairs that will be needed in the next year or two.

Joe Mueller suggested the HOA budget be increased to cover the cost to repair or replace fire hydrants. Terry said replacement costs would be taken from the infrastructure fund. Joe will look into the fire hydrant maintenance schedule.

Ron Friemel commented that in the past 12-14 months he has seen large increases in the cost of goods. He thinks we should figure out an increase for inflationary costs and budget a small

percentage every year to keep up. Terry said trash fees increased 5% last year but it is hard to tell if that is what inflation will do next year. He advised we won't budget any large increases this year because we have the cash to cover it. Roger agreed that the small increase in the dues a year ago was very appropriate and we will see what becomes necessary in the future.

Joe Mueller proposed that the 2022 budget as presented be ratified. Thomas Dubois seconded and the motion to approve the budget passed.

Director Matt Bergtresser provided the information he had obtained about road repairs. The cost to do edge repair and fix, fill, and patch potholes is estimated to be \$33,000. The cost for the overall chip and seal of the entire subdivision is \$171,000. He is trying to get other bids. Terry commended that if we do a full repair we have accumulated only half the funds to cover that size of an expense, so would have to consider a special assessment. Roger reiterated that is why we plan to do minimal road repairs for now and save for another year.

Director Houston Burk gave a short Director report saying everything with the HOA appears to be lined up and running smoothly and welcomes anyone who would like to join the Board or any committees..

Secretary Carolyn Meadowcroft reported that she will hold the proxies received for this annual meeting. She will see if a trash schedule is available.

The election of HOA Board of Directors is next on the Agenda. The current Director/Officers confirmed they are willing to stay on the Board for another year. There were no nominations from homeowners interested in joining the Board. John Hassell moved that the sitting Board remain in place for the upcoming year 2022. Paul Gonzalez seconded the motion. The motion passed.

Terry thanked Roger for his expertise and many years of service and Roger thanked the Board members and homeowners for their friendship.

There being no other business, the Westbank Mesa Annual HOA meeting was adjourned.