

**Westbank Mesa Homeowners Association**  
**Annual Meeting January 23, 2023**  
**MINUTES**

The annual homeowners meeting for Westbank Mesa Homeowners Association was held on January 23, 2023, in person with virtual back-up, at Glenwood Springs Library community room.

The meeting was called to order by President, Roger Brown

There were 29 homeowners in attendance so a Quorum was met.

The minutes from the last annual meeting on January 26, 2022 were approved with a motion by Joe Mueller, and second by Ron Fremiel. Motion passed.

Roger started the meeting by thanking the people who run the HOA. He explained that due to aging infrastructure there were some repairs made during the year and some things that need updating, which the Board will work on in the upcoming year. He mentioned that the Board always needs volunteers on the various committees. He welcomed people to email if they have questions or issues to discuss. He ended his summary with a statement that this is the best subdivision in the whole valley and we will continue to keep everything going.

The Committee chairmen reported next with Joe Mueller reporting on the Water Committee. Joe said that our older infrastructure has to be taken care of, which is part of his business. Last year we had some pump and system issues. The water is being monitored by Environmental Process Control (EPC) and regularly tested by the State. Last year we were running on one pump only for several months, but that has been resolved. We were pumping out more water than we were getting meter readings for so if you are aware of any leaks in your system, or see something unusual, please let him know. Also if you see the yellow light above the door to the pump house on, then there is a problem so contact him or a Board member. Serving on the water committee is relatively simple if anyone would like to help him.

Matt Bergstresser for the Road Committee explained he has been working on getting bids to repair the 3 miles of asphalt in the development. This year we will focus on fixing potholes and improving drainage on the hill. The current bid he has received is for \$8,700 for drainage and \$33,000 for patching and necessary repairs. The HOA will need to chip and seal the entire subdivision in the near future.

The Treasurer, Terry Collins, presented the financials, pointing out the numbers are from a point in time. He started with the Balance Sheet, highlighting the balance of the reserve account allocated for infrastructure, the minimal accounts payable, and the total.

Ron Fremiel asked if the HOA Board could invest the funds in the checking account in an investment fund, suggesting the Board determine what would be needed for a year and invest that amount in a CD at a higher rate. Terry advised the funds are already in an interest bearing account and he could talk to Ron about it at another date.

Terry presented the 2023 Westbank Mesa HOA Budget, which reflects \$111,000 in total revenue and expenses, with \$40,000 budgeted for reserves. A motion was made by Joe Mueller, seconded by Ron Fremiel to approve the 2023 Budget. Motion passed.

Roger Brown reported for the other Committees. He thanked Paul Gonzales for serving for so many years on the Architectural Control Committee, asking for volunteers.

Roger stated we also need a volunteer on the Weed Committee. The HOA will take care of the weeds on a more regular basis.

Roger explained that the Protective Covenants need to be updated to meet Colorado regulations and he has been in touch with an attorney to work on that. Everything is intact and in place with the "boiler plate" set of Covenants we have and we will continue to follow the Colorado Commons Interest Ownership Act (CCIOA) that governs HOAs.

Roger stated he was willing to continue as an HOA Board Director and serve as President of the association. The other members of the Board have agreed to stay on as well so Roger thanked Matt Bergstresser for his insights in broad areas enabling him to get things done. He thanked Houston Burk for his involvement complimenting him on being an awesome business owner. He also thanked Carolyn Meadowcroft for sending emails and notices to the homeowners when needed. Finally he commented on Terry Collin's expertise as Treasurer and that Deborah Voight will stay on as a paid bookkeeper.

Joe Mueller made a motion to retain the current HOA Board for another year, Mike McEwan seconded and the motion passed.

Under new business, homeowners brought up issues they have been having with the post office and mail delivery. The mail driver has been overstuffing boxes so people can't get their packages out, and there are not enough boxes for the number of packages people are now receiving, so they have to pick them up at the post office. The Board will look into the situation.

Kelsea Hoffman stated she would like to explore allowing chickens in the subdivision. It was remarked that the Covenants do not allow livestock, which includes chickens, so would have to be amended. Kelsea will get details on what is allowed in Garfield County and present the information to the Board.

It was brought up about the traffic protocol coming up the hill and reminded everyone that cars going uphill have the right of way. At the top of the hill at Dolores Circle cars turning right need to Yield and cars turning left must Stop.

Roger Brown ended the meeting by saying how he really appreciates everyone's support and all the good they are doing for our community.

Meeting adjourned.