

Westwood Estates HOA

Minutes of the Semi-annual Board Meeting held on May 9, 2022

At 7:00 pm in the clubhouse

Board members present: Keith Holder, Mike Youngren, Linda Afman, Denyce Vandiver, Beth Brown

Homeowners present: Marilyn Dorn, Carolyn DeBusk, Alan and Marlene Fitzgerald, Sheryl Rogers, Stella Lopez, Aurelia, Rufina Marquez, Lane Newby and Dale Rostad.

1. The meeting was called to order by Keith Holder at 7:00 pm.
2. Prior minutes were presented, Linda moved and Mike seconded a motion to approve the minutes. Minutes approved unanimously.
3. Open session with Heritage representatives: Barbara and Sarah represented Heritage at the meeting. Heritage should be the first contact from any homeowners with any issues and Barbara will determine what action should be taken. Any issues with the landscapers should go to Marilyn Dorn instead of to Heritage. We have Anthony Bravo, a handyman, completing several small projects around the community. Linda asked if our financial report or balance sheet, can be provided to us earlier so we have it before the day of the meeting. Barbara will ask Michelle to have one ready by the end of each month. Barbara is still working on the Rainbird station located at the 600 building with electricians and the owner on getting it wired or maybe solar powered.
4. Other issues: Lane Newby asked if we can get information from other homeowners on their liability insurance. Keith will check with the HOA insurance agent. Denyce reported that Monument Waste does not have large dumpsters for recycle items yet, so we will continue to use the individual containers. They will clean the regular dumpsters for \$50 each if requested.
5. Update on 12-plex boilers: Timetable is on our website. There has been a delay due to lack of supplies. Residents will be notified when they will begin.
6. Dorn committee update: Next project will be cleaning up the entry way on the west side. Also, the clubhouse area will be cleaned up. We need to determine additional guest parking for the five and six hundred area.
7. Initiation fee discussion: Linda asked if the Board had any questions on the packet of information that she provided to each member. The contributions from an initiation fee have to go into a specified account according to Colorado Law. She suggested that we call it a Reserve Contribution Fee. Linda suggests that we make the fee \$350 based on the research she performed of other communities similar to ours. Keith would like to see a fee of \$1,000 to \$2,000 based on a percentage of the sale. It was decided to table this issue.
8. Parking issues: This item was tabled until later.

9. Financial report: Keith presented a revised budget for 2022 which showed the Operating Account and the Reserve Account's income and expenses.

Audit committee report: Mike and Kate met and reviewed the first quarter's finances. Ute Water was not listed on last year's proposed 2022 budget, but shows on the revised budget report from Keith.

10. Appointment of nominating committee: Marilyn Dorn was asked if she would chair the nominating committee again and she accepted. There will be two vacancies on the Board in 2023, Mike's term and Denyce's term.

11. Other business: Marilyn and her group walked the grounds and took pictures and notes of items that need to be addressed, either by the Board or the homeowners. Once policies and procedures are in place Heritage can provide those to the homeowners on items that must be addressed.

It was asked how homeowners will know when they can use the irrigation water to water areas other than the lawn. It was noted by Keith that he will dig into the process of using irrigation water from our faucets. There seems to be some faucets that have water at all times, and sprinklers for the lawn that runs on timers. Several areas that are used for gardens are on Canal property and not Westwood property. No HOA proceeds can pay for any type of repairs or services that are made to the Canal property, that includes the community garden area.

Clubhouse: Declarations state that it's only available to homeowners.

It was requested that more speed limit signs be posted.

The Board will meet with Mike James of Mountain States Tree Service and walk through the property and point out what trees need treatment for our long-range planning.

12. The meeting was adjourned at 8:35 pm, Linda moved and Keith seconded, unanimously agreed.