

Westwood Estates Homeowner's Association  
Board of Directors Monthly Meeting  
October 12, 2021

The meeting was called to order at 6:33pm by President Mike Gazdak. Board members in attendance were; Kathy Begg, Susan Gazdak and Stella Lopez. Homeowners in attendance were Marilyn Dorn (202), Kate Deegan (401), Denyce Vandiver (503), Linda Afman (604), Beth Brown (710), Lucy Gardiner (805) Richard Ball (907) and Eric Perry (911).

The September 14, 2021 Minutes were read and approved with one addition.

**FINANCIAL REPORT:** Steve Stranger, CPA gave the financial report. The Operating Account has a balance of \$53,714.47 and the Reserve account has a balance of \$51,799.75.

- The 2022 Operational budget was discussed. The Board is not recommending an increase in the Operational budget due to savings in some areas of operation and redistributing the savings to anticipated increased expenses. The Board is investigating the possibility of having Westwood professionally managed by a HOA Property management company.
- The Xcel Energy report of rate changes will not be available until early 2022.
- The Board recognizes that the Reserve Budget is underfunded for building maintenance projects. Discussion was open to the floor. Several suggestions were made. A \$10 or \$15 increase was a suggestion. Another suggestion was to do a special assessment as needed. It was also suggested to have a smaller special assessment to augment the reserve fund. The Board will present a budget at the November Annual meeting.

#### FACILITIES AND GROUNDS REPORT

Mike Gazdak reported:

- We still need to ascertain where the leak in the roof of the 500 building is coming from. There will be some need to repair interior damage to the ceilings of 504 & 501, *and 103*
- The 200 carport re-roof is completed. (Advanced Roofing LLC \$11,850)
- The drain pipe erosion near the entrance of the Westwood has been completed. (Sam Sisnereos \$2,000)
- The maple tree fertilization was completed.

#### OLD BUSINESS:

- The presentation given by Kate Deegan at the September meeting, with a proposal/suggestion to fund the boilers in the 12-plex buildings was reviewed by the Westwood attorney and was determined to be non-compliant with the recorded Westwood Estates Homeowner's Association Declarations.

#### NEW BUSINESS:

- Linda Afman presented a proposed proxy form along with and some literature about proxies. The Board will review the information.
- The 700 building carport has a leak. The funds are not available to re-roof the entire 12 car carport. A roofer suggested we try a patch in just the section that is leaking. Susan Gazdak motioned that we patch the affected area at a price not to exceed \$2500. Motion was seconded and passed unanimously.
- Susan Gazdak presented an informational chart to illustrate past Westwood expenses. The chart illustrates the division of the HOA fees at 60% of all fees are paid by the 36 owners of the 12-plex units, leaving the remaining 40% paid by the 24 owners of the 4-plex units. Susan also pointed out that the 12-plex original plat maps recorded at Mesa County clearly identify the boiler rooms as General Common Elements. (Reception #'s 1247438, 1262613, 1280443).

#### CORRESPONDENCE:

- Mary Whaley (802) sent a letter with her concerns of dividing the Westwood reserve funds unequally.

There being no further business the meeting was adjourned 7:55pm.  
The next meeting is our Annual meeting November 8, 2021 at 7:00pm.  
The next monthly meeting is December 14, 2021 at 6:30pm.