

Westwood Ranch HOA

Minutes, January 21, 2019

Present: Joan, Pat, Mikki, Nicole, Tonya (Fusion), Damian Valdez and his brother in law Mr. Hall (from 653-A Ignacio).

The meeting was called to order at 7:00 PM at Joan Kehrer home 651 Longhorn St.

First order of business was to hear from Damian Valdez and Mr Hall since they had requested to attend the HOA meeting earlier in the day on behalf of Cynthia Valdez. They explained they were there to make sure that the HOA board understood the water problem they are having in the crawl at their home on Ignacio next to the HOA park at the corner of Brenna and Ignacio. The board did agree that we will cut back on the watering for both the park and drainage area (located at Longhorn and Shetland) by more than 50% in 2020 to avoid any the excess water to a possible higher water table. We will water only in the morning at both locations. Nicole Lopez talked about the system she installed in her home on Shetland years ago that is keeping water down and mold away at her expense, this area is a flood plain. We did request Damian and/or Cynthia Valdez to notify the HOA (Pat especially) early in the year if the water problem continues or if they see the sprinklers running more than just in the morning. We did mention the Chronos housing development being built to the west of Westwood Ranch that will probably change the water table again for this development probably in a negative way. NOTE: Forgot to mention that if lowering the amount of watering does not work, we can call the Colorado State Extension people to come and see if there something we can do that would help with the problem without adversely affecting any other neighbors.

Pat gave us the fiscal report to date, 73 properties have paid the dues, notices with the late fines will be sent out early February for any dues not received by January 31. The fiscal report from 10/1/2019 to 1/21/2020 shoe total expenses of \$4,138.95 and income to date of \$13,943.00 leaving a balance of \$27,376.16. These expenses are normal, we may have to replace another pump in 2020 but we will see what happens.

Pat brought up about the complaints on the east end of Shetland about people speeding. Tonya from Fusion graciously explained that the GJPD responds better to homeowners (or renters) calling 683-3444, the caller should include the vehicle description and address where the vehicle is coming or going when the speed problem happens. The more calls the GJPD receive with the same information at the same time the GJPD will respond better to help. The GJPD could consider patrolling more and/or putting a radar sign up if they receive enough calls. I will send this information to homeowners via email to let them know the best way to handle the problem.

Joan did bring up about the horseshoe pit in the northwest corner of the development. Someone at the annual meeting last September brought up the idea. Joan will check into it as to cost and making sure the stakes are visible. We will NOT provide the horseshoes.

We had a short discussion about the next meeting that will be April 28, 2020 at 6:00PM in the park, since it is Colorado if we have very cold and/or snow we can have the meeting again at 651 Longhorn St. The meeting concluded at 8:00PM.

Respectfully submitted,

Joan Kehrer – Secretary.