

Westwood Ranch HOA  
Minutes, April 29, 2020

Present: Joan, Mikki, Nicole, Tonya (Fusion), Ken

The meeting was called to order at 6:00 PM at Park Pavilion in Westwood Ranch.

Joan handed out the fiscal report from Pat including the Profit and Loss from January to April 2020. Everyone has paid the HOA dues for 2020. The income from January to April was 2865.00 from HOA with 34.32 interest. Expenses to date during the same time were 942.46 showing net income 1956.86. These expenses are normal with the new Fusion expenses at 81.90, we had to repair a pump when the irrigation water started. There were repairs to some sprinklers by Ron and pumps are running so there is an increase in utilities. Ken did ask when was the last time we put the insurance out for bid, Joan said she will check with Pat, Tonya suggested checking for American Family Insurance for a comparison. Ken also asked about the Lawn Care, Tonya did say she had recently check bids for a different HOA and Aaron Lawn Service was a good deal. The financial report was approved.

Pat Hawkins has turned in his resignation, he has agreed to stay on until we find a replacement. Joan has talked to Alyssa Anderson. She has agreed to consider doing that job. Dan Shern told Ron that he would consider taking that job after talking to Pat. I did invite Alyssa to attend the July 30 HOA meeting at the park at 6:00PM so we can meet everyone. She will be there. I will extend an invitation to Dan to attend as well.

We had a short discussion about the annual meeting that will be on September 17 at 6:00PM in the park. Items to date include vote on a new board, we will have the annual financial report. We will have a meeting on July 30 at 6:00PM in the park to finalize the agenda for the annual meeting and to meet Alyssa and Dan.

We then discussed enforcement items with Tonya, we agreed to start enforcing put the trash cans out of site behind the fence or in the garage as required by the rules and regulations. Tonya will be walking the neighborhood now that the summer weather seems to be here. We also discussed that we need to send a reminders to people (via outlook.com) on how to properly contact for enforcement, which will include when to contact the proper city department and/or Tonya. We also discussed some of the roofs in need of some TLC. On some of the worse roofs Tonya will request a homeowners to send a plan to repair or replace the roofs and siding allowing the homeowners to go into 2021 at least. We need to remind homeowners that when they are repairing or replacing the roofs and viewable from the street siding, if changing the color or the looks homeowners have to request approval from the HOA board. They can send those plans and colors to the [WestwoodRanchHOA@outlook.com](mailto:WestwoodRanchHOA@outlook.com) or call Joan at 970-549-1764.

We need to remind homeowners with plans to do changes or improvements to any of the HOA common areas they are required to submit plans and budget to the HOA for approval BEFORE any work has started.

We agreed on moving forward with perimeter fencing planning.

Meeting was adjourned at 7:00PM.

Respectfully submitted,  
Joan Kehrer – Secretary.