

# Westwood Ranch HOA

Minutes, July 29, 2020

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

The meeting was called to order at 6:02 PM at Park Pavilion in Westwood Ranch.

Joan handed out the new fiscal report since assuming the treasurers position from Pat. Since moving to the Quickbooks online version some of the reports are changing in name, but the information will have the same detail in it. The reports that were handed out this time included some extra information. The financial reports were approved.

Pat Hawkins has turned in his resignation; Alyssa Anderson will be on the ballot for a board position.

Tonya gave us a quick summary of contacts (25) to date starting in February. Most people only needed 1 warning letter, usually the second warning that included a fine did the trick. We just have a couple of people who are pressing the issues. Tonya did ask for guidance on a person trying to grow sunflowers. We agreed sunflowers are okay but the weeds in between need to be pulled. Tonya did ask if there was anything else we wanted to take a tougher stance on at this time. No one could think of anything. We do need to read the rules and regulations to see about doing a rewrite the last revision of the rules was 2010.

Ron Stonebrunner then did an excellent presentation about the irrigation intake grates with an old rusted screen for show & tell. Ron & Darren found an excellent option for replacing the old steel grates with stainless steel grates that should last longer. The grates stop a lot of debris and large items from getting into the pumps and irrigation pipes. For 2 screens the cost should be about \$1000-\$1300 for materials, the labor to put them together will be donated by Darren. The board approved expense. Ron left after the approval.

Then Mikki talked to the remaining attendees talked about the possibility for using buffalo grass, for the park, her brother lives in another development that is using buffalo grass. It takes several years for the grass to become established once it is established and looks lovely, it takes low water and is low maintenance. I will check with Aarons' to see what they think.

We discussed the fencing around the outside. I found a letter that Carol Mcmanus sent in 2017 to the homeowners. On Wednesday evening we found out that the west side of the fence by the drainage area is a couple of feet east of the actual property line. Chronos explained that it will be up to the Westwood Ranch HOA to keep the weeds out. I will spray weed killer for now and in the spring we will have a much needed new fence installed in the drainage location that includes the proper property line. I did contact Taylor fence to get pricing for both cedar and composite, he will bring sample of composite fence.

We put together an agenda for the annual meeting that will be on September 17 at 6:00PM in the park. The current agenda includes voting on a new board, we will have the annual financial report, Fusion will give a report and answer any questions or concerns, board will remind people that we appreciate people helping with maintaining common areas in the development, if there are costs associated with any changes you do need prior approval from the board for reimbursement, discuss possible park changes might include a redesign of the area south of the walking path we are looking for input, Gift card drawing.

Meeting was adjourned at 7:03PM.

Respectfully submitted,  
Joan Kehrer – Secretary.