

Westwood Ranch Homeowners Association
Annual Meeting
September 17, 2020

The meeting was called to order at 6:02 pm by President Ken Thomas. Eighteen (18) households were represented.

- The minutes of the September 19, 2019 annual meeting were handed out, due the COVID masks and social distancing requirements this year they were not verbally read out loud. People were given some to look them over for questions. A motion was made and seconded with unanimous approval given.
- Treasurer Joan Kehrer gave the Treasurer's report from October 1, 2019 through September 17, 2020. Revenues were \$17,142.32 and expenses were \$19,957.96. Again due to the COVID had everyone had a copy to read it and ask questions We changed the version of Quickbooks so the look of the reports have changed and the budget report is now being completed in Excel. Pat had been treasurer for the first part of the fiscal year and said it looked okay to him. The service amount of \$300.00 was for fines the new version had different options for money in. Motion was made, seconded and unanimous approval was given for the report. Joan did welcome any future comments about future reports, including the information and the layouts.
- Tonya McFarland gave a report on how she had helped the Westwood Ranch enforce the rules and regulations. She sent out a total of 33 letters, mostly 1st time warnings several fines. Tonya has also offered suggestions on best practices for the board. Because of the COVID there was no enforcement for March & April. The board has appreciated her input and her work with enforcing the rules & regulations. We look forward to continuing to working with her.
- We again thanked our helpers with the irrigation system with keeping the filters cleaned, pumps and sprinklers properly working and saving us plenty of money, a large thank you to: Pat Hawkins, Ron Stonebrunner, John Mangold, Gary Lovato, and .
- We did remind people to get Board approve for HOA expenses, emergencies we appreciate being notified about the coming expense as soon as possible, This requirement is to help the board keep the dues we charge very reasonable.
- It was bought up about the Free Library repair, Ken Thomas has a plan to fix it, Sue B had the door that had been pulled off.
- We had a lively discussion about the problem with the HOA fence by the drainage/retention area by F ½ Road. The current fence along the west side of the area is several feet east of the proper property line. Apparently when the development was built John Davis did not want to remove large tree(s) and many bushes so he just put the fence where is it now. Now we have a formal development that cleared the property of the trees and bushes so now the property line makes a difference if someone gets hurt on that side of the fence and maintenance of the area. The was vote 1 – property to pay Chronos their cost for a wood fence and everyone else wanted to check into just giving that property the

new Elevation 4591 HOA to maintain. We will see what it takes to move a portion of property to someone else.

- Damain & Cynthia Valdez talked about the water in their crawl space, talking about how it had to be from the park. Westwood Ranch was built on a high water table with quite a few water issues amongst numerous homeowners. They said the water issues have only started about 4 years ago after a major rain storm. Water tables do change, Joan Wasinger. brought about her problems and how the rivers run under the development, the streets in that area are buckling showing potential water table problems. Someone else brought up the fact that the sprinklers in the park have been running for 40 minutes twice a day everyday. Everyone agreed that is way too much water. The water needs to be cut back to a reasonable amount, the HOA will also look into capping the sprinklers on the south side of the park between a walkway and homeowners fence to cut down the water. The HOA might see about just xeriscaping that area because we have plenty of grassy area to the north of the walkway. (Aarons has been contacted to see about capping the sprinklers, after the irrigation system has been blown out, for now the timing on the watering has been cut back).
- Board nominations were: Ken Thomas, Alyssa Anderson, Joan Kehrer, Nicole Lopez and Micki Hall. Hearing no nominations from the floor, ballots were counted. All members were voted in and were thanked for their current and future service.
- The drawing was held for the \$50.00 gift certificate was won by Joan Wasinger.
- There being no further membership questions or concerns, the meeting was adjourned at 7:09 pm.

Respectfully submitted,

Joan Kehrer, Secretary