Westwood Ranch HOA

Minutes, October 6, 2020

Present: Joan, Mikki, Nicole, Ken, Alyssa

The meeting was called to order at 5:56 PM at Park Pavilion in Westwood Ranch.

Annual meeting minutes were approved.

Joan handed out the 2020 fiscal reports and new proposed budget for fiscal year 2021 with comparisons with 2020. It was noted that the Park Maintenance actual amount vs budget was a much smaller amount. NOTE: Since the meeting I found that the higher amount was for painting that was not needed in 2020. We will use the same painters in the future as they do a more detailed job that allows us more time between fence painting jobs. The property management cost estimate was also very high and our new insurance company will save money we voted to keep the dues at $191.00 for another year. The financial reports were also approved and a new format with quarterly P&L totals will also be used going forward.

Tonya was unable to attend this meeting, she did send an email telling us she will charge us the same rates for 2021 as she did 2020. The board did approve to continue with Fusion for another year. Tonya did ask if the board wanted to make any changes to what/how she does enforcement.

We voted on the offices for everyone the final list is:

Ken Thomas – President

Nicole Lopez – Vice President

Alyssa Anderson – Secretary

Joan Kehrer – Treasurer

Nicki Hall – At Large

Aarons will cap the sprinklers heads in the green park between the sidewalk and the homeowners fences, after the water is turned off, the board decided to landscape material and rocks like at the entrance for the portion of park between the sidewalk and homeowners fences and the new space we will have by the retention pond between the current grass and new fence on the correct property line. Will see about getting estimate.

We briefly discussed the outside fencing by the street, Nicole pointed out per the ByLaws/Convenants the HOA does not absolute right to access any backyard. A better route would be to reinforce the homeowners need for proper fence upkeep in the rules and regulations. The fences we are concerned with are next to a sidewalk so we need to make sure they are maintained per HOA rules and for safety that is probably in the city regulations.

Copies of the Rules and Regulations were handed out for everyone to read and have suggestions ready for the January meeting. Tonya has agreed to help us with changing the rules and regulations. The January meeting will be January 5 at 5:30PM (note time change) at my house at 651 Longhorn St.

Meeting was adjourned at 6:40PM.

Respectfully submitted,

Joan Kehrer – Secretary.