Westwood Ranch HOA

Minutes, July 23rd, 2021

Present: Ken, Nicole, Alyssa, Joan, Micki & Tonya

The meeting was called to order at 5:31PM at the park in Westwood Ranch.

It was noted that Gary Lovato stopped by to see Ken. Gary is having the windows in the front of his house replaced and he wanted to paint them black. Ken said no in order to avoid setting a precedent for the neighborhood.

Joan, the treasurer, had emailed the financials to the Board on July 22nd, including the Balance Sheet and the Profit & Loss totals for October 1st, 2020 – July 22nd, 2021. The financial reports were approved.

Tonya gave us an update from Fusion. There were many violation notices sent out in May, but there was not a lot of pushback. There were five notices sent in June, and two in July so far.

We discussed the current status of the Valdez household water concerns. We have not heard from them since June 21st. The board agreed that there will be no financial support from the HOA for any more water mitigation. It was noted that there have been water issues for a long time in this neighborhood. The HOA will assume no responsibility; it is all owner responsibility. The board agreed that we will continue to limit watering on the opposite side of the sidewalk in the park.

We discussed the topic of xeriscaping the strip of grass alongside the sidewalk. The last estimate from Aaron’s was $8,175 to tear out the grass and put in rock. The board agreed that we would hold a vote at the annual meeting on Sept. 10th. The rock will match the front entrance, similar to the drainage area. We decided that we should get a 2nd estimate to prove due diligence. Nicole will acquire a 2nd estimate for comparison.

We noted that we will add to Aaron’s Lawn Care services to spray weeds on perimeter of the neighborhood in the spring.

We noted that Ron and Gary took over watering the new plants at the front entrance.

We received an update on the Fence replacement near the drainage park: they are finishing the fence this weekend and the gate next weekend.

It was noted that we have not heard anything about how the F ½ Rd Parkway construction will affect the neighborhood. If we hear anything, we will notify the neighborhood.

We discussed the upcoming Board Elections. At the annual meeting, we will have people simply vote “yes” or “no” for members to be on the board. The names will include all the current board members except Alyssa. Teri Rapp and Paul Norris are considering joining the board; Joan will confirm with them. At the next board meeting, the board will determine the positions. It was noted that we should include in the meeting reminder email that there is an opening on the Board.

It was decided that Nicole will run the annual meeting on September 10th. In the meeting, we would like to thank these men for keeping the pump house going this summer: Ron Stoneburner, Gary Lovato, Pat Hawkins and John Mangold. It was decided that, at the annual meeting, we will conduct a show of hands vote for the swing set, which is estimated to cost around $6,500. We can afford both the xeriscape and the swing set. It was noted that we should communicate that even if our annual dues increase, it would only be by 10%. Ours are currently $191, so that would just be an $19 increase. Tonya says dues in newer neighborhoods are in the $300-400 range. Diamond Ridge is $275/year.

The board discussed that the pump house will be in need of some upgrades to the equipment and wiring. We are working on including a correct budget amount for the 2022 fiscal year for all expenses including the upgrades.

It was decided that we will wait to give a gift card to Ron as he is continuing with some of his tasks.

The board agreed that we will fill the prairie dog hole in the dry park with dirt. If the problem continues, Tonya advised that we need to work with surrounding areas. Other new construction is pushing them toward us.

Meeting was adjourned at 6:42pm.

Respectfully submitted,

Alyssa Anderson – Secretary