

THE ABBEY OF WESTMINSTER HOMEOWNER ASSOCIATION

Meeting Minutes

Sep 13, 2025

10:06– Zoom Meeting called to order.

Attendees – Maureen Kennedy, Dennis Jamiel, Robin Cunningham, Reina Payne, and Daven Lake

10:07 – Dennis reads the minutes from the Directors meeting of May 3, 2025.

10:10 – Minutes approved by Robin, Dennis seconds.

10:11 – Reina reports on Homeowner dues. Two liens were placed after the last meeting. One homeowner paid immediately.

10:12 – Financial accounts were discussed. Currently HOA has \$20,000 CD, and \$24,000 in bank accounts. Yearly expenses are 8-10,000 dollars. Income from Dues is \$17,000. The Board voted to add \$5000 to the current CD investment.

10:17 – With no major projects expected in the coming year (i.e sidewalk repair, parking pad resurfacing, additional landscaping) the board voted to not increase yearly dues for 2026.

10:20 – Dennis gave an update on the summer greenbelt activities. Trees planted in 2024 look good except for one that kids knocked over. Root system is still viable and it has been fenced off to see if it will regrow. Sidewalk and lamp post were tagged. Graffiti removing wipes helped on the pole. Sporting equipment and food items were left on the ground. Offending family has moved, and poor behavior has ceased. Parking pad notices for abusive use of the area were distributed on 3 occasions, to some positive effect.

10:24 – Maureen talked about discussion she had with Ann Fields the Westminster city representative. The weeding of 92nd Ave, and taking ownership of the greenbelt, which requires 2/3rds vote approval from homeowners, were the topics.

10:23 – Further discussion on the renters creating messes and destruction in the greenbelt continued. Also had an incident where their dogs attacked another Abbey homeowner and her dog. Homeowner did not respond to emails from Maureen, but he did clean up his property after the renters left.

10:30 – It was noted that 3 different Fiber companies have worked in the subdivision this year.

10:32 – Sprinkler discussion – Dennis agreed to contact the city regarding analysis of greenbelt sprinklers.

10:34 – New Business – Reina mentions the south parking pad blocks have been moved. Maureen will ask the landscape service if they can put them back in place.

10:35 – Daven adjourns the meeting, and Robin seconds.