

Westwood Hills Homeowners' Association Annual Meeting

October 27, 2019

Minutes for the Annual Meeting submitted for information purposes.

Minutes are subject to approval at the 2020 Annual Meeting.

The annual meeting of the Westwood Hills Homeowners' Association convened at 2:10 p.m. at the Pioneer Ridge Independent Living Center.

Welcome and Introduction: HOA President, Ellen Willets welcomed members to the meeting and introduced Board members Shannon Kimball, Steve Johnson, Tatum Bandy, Pat Willer, Curtis Lesslie and Bill Wilson. HOA manager Melissa Hickam was also introduced and thanked for her efforts.

Determination of a Quorum: Pat Willer, Secretary, reported that enough members were present in person or by proxy for a quorum for the annual meeting.

Approval of 2018 Annual Meeting Minutes: The minutes of the 2018 Annual Meeting were presented by Ellen Willets. Glen Marotz moved to approve the minutes and his motion was seconded by Steve Johnson. The minutes were approved in a voice vote.

Treasurer's Report: Steve Johnson, Treasurer, gave the financial report. He noted that he expected to end this fiscal year with a surplus which will be used in the budget for 2020 to pay for approved projects. He noted that due to weather conditions in 2019, the HOA went somewhat over budget on snow removal but irrigation was less expensive than budgeted. Members asked some questions about the budget and spending. Peggy Ricketts inquired about legal expenses related to a pending lawsuit, cautioned the board about incurring legal expenses and asked that her question be noted in the minutes. Ellen Willets thanked her and reported that the Board was being mindful and careful of those expenses. Bill Ackerly asked about the status of loan repayment to G.D. Company. Steve Johnson reported that repayment was still pending for receipt of requested further documentation. Peggy Ricketts inquired about how much was spent on the website. Steve Johnson reported that \$300 had been expended so far this year on the website. A switch to a more economical and easily accessible provider is in process. In response to a request, Steve reported that the balance sheet and related budget materials will be sent to members via email shortly after the meeting. Glenna Premer inquired about the lot that was purchased from Pat McCandles. Steve indicated that the lot was purchased at a nominal fee. The property is a small parcel of land by the fountain pond which will allow the Master HOA to access the land surrounding the entire pond.

Architectural Committee Report: Ellen Willets reported that there now 202 (corrected number) completed homes in Westwood Hills. Year to date, the committee has reviewed and approved 12 new homes and 28 home modifications. Most of the modification requests have been for landscaping, porches, and fences.

Landscaping Committee Report: Ellen Willets discussed the initiation of Phase II of the Landscaping Plan and as well as ongoing maintenance of Phase I. Members expressed appreciation for the dramatic improvements to the landscaped areas of the HOA. Peggy Ricketts asked whether the common areas will be included in the plan and was assured that they are part of the plan. It was noted that the median island by the Queen's Road/Eisenhower intersection will not be landscaped until the construction is

complete on White Drive. There was also an inquiry about the lights on the wall along Wakarusa. The existing lights no longer work and it is not certain what the cost will be for replacement. There were questions about the status of the large undeveloped lot (bordered by Wakarusa, Eisenhower, and Queens Road.) That lot was purchased by Mr. and Mrs. Drake of Mallard Homes. They have indicated that they will finish other projects before developing the lot but they are not interested in being part of the HOA. Because the HOA does not own the land, the HOA is not able to maintain the landscaping on the area owned by the Drakes. Gjergji Cici raised a concern about the walkway over the earthen dam. A question was also raised about the costs of electricity for HOA members who homes' electricity bills include HOA electricity use. Those members receive a small reduction to their annual dues., but it is not clear to homeowners whether that covers the actual costs. Steve Johnson reported that it was difficult to determine but open to ideas of how to calculate.

Social Committee: Tatum Bandy, chair of the Social Committee, reported that there had been 16 parties sponsored over the last 5 years. She noted that progressive holiday party, once held in individual homes, had morphed into pub parties as the HOA has grown so much. The Pioneer Ridge space has offered both financial and space benefits. The pool party and food truck continue to be very popular events. She encouraged those wishing to help with social events to get involved with the Social Committee. Ellen mentioned that sign up sheets for members to volunteer for committees were on a table in the rear of the meeting room.

Year End Report: Ellen provided a year end report on HOA initiatives for the past year. These included pool initiatives: early morning quiet time pool hours, new pool furniture, and improved pool security at night. An LED light replacement program was initiated to provide better lighting at a lower cost. The sidewalk across the second Dole pond was approved, as well as purchase of a small piece of property to improve sidewalk access. The landscaping initiative is now in Phase II. The website is in the process of being revised and will be easier to use in the future.

Plans for 2020: Ellen Willets reported that the Board continues to work on priorities from the member survey, including enhancing landscaping, pool improvements, monument signage at entrances and developing walkways. Input from Members is encouraged. Members spoke about areas of concern. Ben Newell expressed concern about the impact of decisions on homeowners and encouraged more communications with members. Peggy Rickett and Brian Kingsley suggested that survey responses related to trails and easements need to be put in the context of trends in housing communities and homeowner security needs. Others expressed a strong interest in improved communication and having the Board seek input from members, especially for major projects. Ellen Willets assured members that the Board will consult and bring back planning to members. Shannon Kimball noted that because the HOA is better resourced now, it is possible to look at capital improvements and that the Board welcomes input.

Shannon Kimball requested that the minutes shall reflect the depth of discussion about the issues of safety, common areas and easements, and improving member communication and that the Board notes this. The concerns are so noted here.

In an additional request, Gjergji Cici requested that the Architectural Committee reconsider the sidewalk over the earthen dam. Shannon Kimball suggested that she and Gjergji discuss further after the meeting.

Election: Shannon Kimball explained the election process and nominations were made from the floor. Candidates made brief remarks and statements from candidates in absentia were read by Pat Willer. Upon receiving the ballots, the meeting was adjourned for refreshments while the votes were counted.

New Board members were announced upon completion of the vote counting. Ben Newell, Hickok Court, and Deb Locke, Carver Lane, were elected to three year terms. Shannon Kimball, Earhart Circle, was elected to a two year term. Brian Kingsley, Landon Court, was elected to a one year term.

Respectfully submitted,

Pat Willer