

2021 Westwood Hills Annual Meeting Presentation Outline

(October 17th, 2021)

Intro:

- Thank everyone for their time and input.
- COVID has prevented an in-person meeting causing the Board of Directors (BOD) to obtain feedback through an alternate format.
 - o --- not ideal but the BOD wants to hear feedback to determine direction on key planning and issues.
 - Ideally, we will build consensus on short range improvements to pursue while long range improvements are further refined.
 - **High Priority Short Range Improvements**
 - **Long Range Future Improvements**
 - **Low Priority Improvements**
 - Verify approach through polling
- Feedback has been requested monthly since the 2020 year-end meeting introduction to the short/long range planning.
 - o --- Feedback has been limited and will be summarized during the presentation.
- The general desire of the HOA will be determined by ballot/poll questions after the conclusion of the meeting. **Ballot/Poll will be available for homeowners to complete until November 1, 2021. Final results will be shared during the BOD meeting on November 21st.** We encourage you all to complete polls so the BOD can use polling information to determine the best path forward regarding Improvement planning and implementation.
- Today I will provide a “10,000 foot” overview and introduction to ballot issues and questions.
- In the interest of time let’s get started.....

Ballot introduction and ballot issue overview:

Prior ballot/polling questions overview:

- **Yard Signs restrictive covenant** proposed amendment:
 - o Changes to restrictive covenants require 2/3 majority of HOA membership.
 - o Did not receive votes from 2/3 of the membership on the 2021 spring ballot.
 - o In summary, the covenant amendment would allow for one student recognition sign per child (high school, dance, cheer, volleyball, football etc.).
- **Placement of solar panels** on homes:
 - o Polling question to determine general desire of HOA:
 - o In summary, the polling question is being asked to determine the desire HOA Homeowners to see solar panels from the street view of homes.

New Polling questions overview:

- General intro
 - o After a year of collecting feedback, just over 10 comments were received on high interest topics – the BOD acknowledges this feedback may not represent overall HOA desire.
 - o Existing feedback was reviewed and has been considered in the presentation/development of ballot questions. **Summary of HOA member feedback was linked in today's Annual meeting agenda and is available on the HOA website in the members area.**
 - o General discussion of existing HOA due structure and budgeting.....
 - o **(2021 Existing Budget Tracking Summary (1)).**
 - Existing – Healthy budget with room to accomplish maintenance improvements in the HOA.
 - \$.5 million cash around 2032
 - o **(2021 Existing + High Priority Budget Tracking Summary(2)).**
 - Existing + High Priority – Healthy budget with room to accomplish maintenance and high priority improvements in the HOA – Just need to prioritize.
 - \$.5 million cash around 2035
 - o **(HOA Map exhibit overview (3)):**
 - Note: Locations of Ponds 1, 2, 3 and Cody Pond and location of Tracts B, A and D&A for reference.
 - o The current HOA dues structure supports maintenance (and expanding maintenance efforts) along with **High Priority (Short Range)** improvements generally including:
 - **Increased common area maintenance (Current Mowing Locations (4))**
 - **Expanded Landscaping effort in common areas and entrances (Current Landscaping Locations (5))**
 - **Entrance signs**
 - **Streetlights (Street Light Locations (6))**

“High Priority Short Range Improvements”

- Polling question regarding priority for **common area maintenance and landscaping** (clearing weeds, mowing, landscaping) (3 separate ballot questions for Tract A, B and D&A)
 - Polling questions and discussion:
 - We support an increased effort – clear and make common area more manicured over time.
 - We support keeping up status quo with existing maintenance effort.
 - We support a decreased maintenance effort.
 - Discussion:
 - No feedback opposing this topic was received.
 - Desire for increased effort in visible areas (around Ponds 2 and 3 (tract D&A).
 - Polling feedback will determine which tracts the HOA membership wants to see the BOD concentrate on in the short term.
-
- Polling question and discussion regarding installation of **entrance signs** “Westwood Hills”
 - We support installation of entrance signs.
 - We do not support installation of entrance signs.
 - Discussion:
 - 1/6 feedback opposing this topic was received.
 - Feedback generally supportive due to improvement of aesthetics related to entrances.
 - Polling feedback will confirm/deny the HOA membership desire to see the BOD pursue installation of entrance signs in the short term.
-
- Polling question regarding installation of additional **streetlights**.
 - We support installation of additional streetlights.
 - We do not support installation of additional streetlights.
 - Discussion:
 - 2/9 feedback opposing this topic was received
 - Feedback generally supported streetlights from a perspective of safety and security.
 - Feedback opposed to this issue was generally related to light pollution and intensity.

- Moving forward the BOD should address light intensity and pollution with adjacent HOA members prior to installation.
-

“Long Range Future Improvements”

- Polling question regarding priority for **Expansion of Pool Facilities**. The pool polling question will identify the HOA’s general desire to expand the pool facility. This polling question has been included to determine the level of interest in pursuing a conceptual pool concept plan including: Pool capacity expansion (bigger pool), splash pad, parking and club house/event room (+/- \$600,000) **(Budget with Existing + High + Pool Concept (7))**
 - We support pursuing improvements at the pool.
 - We do not support pursuing improvements at the pool.
 - Discussion:
 - General support of expanding the pool facility was common but many comments were qualified with expansion based upon overall HOA use including:
 - Club house/event room.
 - Pool expansion to address crowding/capacity.
 - Addition of swimming lanes.
 - Need to address middle age and older generations of pool users with improvements and rules.
 - Opposition to expansion of the pool generally included reference to:
 - Cost and impact to dues structure.
 - Increased maintenance expense
 - Questions regarding total number of HOA members using the pool facility.
 - Polling feedback will be used to determine interest in pursuing various improvements at the pool property. If adequate interest is identified, the pool committee will identify and prioritize improvements related to feedback. Future polling would be conducted once improvements are identified along with cost, timing and potential impact to dues structure, if any.
-
- Polling question regarding priority for **additional sidewalks in common areas** (3 separate ballot questions for Tract A, B and D&A)
 - We support installation of sidewalks within this tract.
 - We do not support installation of sidewalks within this tract.
 - Discussion:
 - Engineering study overviewing cost, feasibility of construction and other issues will be available soon on the HOA website.
-

“Low Priority Improvements”

- Polling question regarding installation of **decorative street signposts**.
 - We support installation of decorative street signposts.
 - We do not support installation of additional street signposts.
 - Discussion:
 - 0/2 comments received on decorative signposts were in support of the improvement.
 - Polling feedback will determine if there is a desire by the HOA membership to replace metal signposts with decorative signposts. The BOD will consider removing this improvement from the short/long range plan if polling shows the HOA membership is not interested in pursuing this improvement.

- Polling question regarding installation of **security cameras**.
 - We support installation of security cameras.
 - We do not support installation of security cameras.
 - Discussion:
 - 1/3 comments received on security cameras were in support of the improvement.
 - Polling feedback will determine if there is a desire by the HOA membership to consider adding security cameras at strategic locations to have a record of traffic in an out of WWH's. The BOD will consider removing this improvement from the short/long range plan if polling shows the HOA membership is not interested in pursuing this improvement.

- Polling question regarding installation of **decorative mailboxes**.
 - We support installation of decorative mailboxes.
 - We do not support installation of decorative mailboxes.
 - Discussion:
 - 1/6 comments received on decorative mailboxes were in support of the improvement.
 - Polling feedback will determine if there is a desire by the HOA membership to construct decorative enclosures at mailboxes. The BOD will consider removing this improvement from the short/long range plan if polling shows the HOA membership is not interested in pursuing this improvement.

- Polling question regarding installation of additional perimeter wall/fencing.
 - We support installation of additional perimeter wall/fencing.
 - We do not support installation of additional perimeter wall/fencing.
 - Discussion:
 - 1/2 comments received on adding perimeter wall/fencing were in support of the improvement.
 - Polling feedback will determine if there is a desire by the HOA membership to install additional perimeter wall/fencing. The BOD will consider removing this improvement from the short/long range plan if polling shows the HOA membership is not interested in pursuing this improvement.
-