

Westbrook Village Community Association, Inc.
First quarter March 13, 2024 board meeting
9:00 AM- 11:30 AM

- 1. Budget Update:** All 46 homes are current with their dues paying. The board elected to re-establish a CD in the amount of \$45,000 to use the interest to off-set actual costs to help keep dues steady. The CD term will be within this calendar year and will be at the current interest rate of 4.60%; the money market account will try to be kept at about \$25,000 to earn the rate of 0.75%. We are current with our bill pay and are inline with our budget through the first quarter of 2024. Our 2023 1120H tax return is done and filed.
- 2. Discussion – Common area Landscaping:** Brian Harpole said that the tree trimming is complete for the calendar year and that the stump will be ground later after it has decomposed to lessen the cost. Talked about, depending on the budget, removing more of the Aspens, cottonwoods, plus any suckers from these trees that are between house in Blocks 1 & 2. next year. This could increase our budget for 2025 of \$5785 an additional \$2000-2500. Bush trimming was completed last fall and will not happen till this fall unless a bush is hindering the sprinkler system. Our overall sprinkler system will be reviewed at the next board meeting after we have had a meeting March 19 with Boulder County Extension Service (Resource Central) to review interest in water-saving measures (xeriscaping) in the common area. Our lawn mowing day will change this year to Thursday from Fridays in '23 Fence repair (off entrance of Quail) will probably be put off till 2025 as cost to put in 6x6 posts will cast around \$2500. If we can pay for tree spraying and emerald ash borer treatment in full (\$3790 - \$379= \$3411) by end of April, we will save 10%. Will ask Michelle Michael to do this.
- 3. Progress on drafting questionnaire to send to members on satisfaction of HOA common maintenance areas:** Deb Lyford has put together a good two-page draft that will be tabled until we can meet with the Boulder County Extension Service representative later this month. We will schedule a board review of this information to complete the survey by the end of March to send it out, by email, around April 1, 2024 with a May 1 return deadline.
- 4. Setting a date/time/location for HOA members' meeting to discuss the results of the survey:** Tabled until we get the survey out/results reviewed.
- 5. Discussion regarding utility wooden boxes in Blocks 1 & 2:** Don Rinner and Deb Lyford have spent quite a bit of time phone tagging Century Link (old "Ma" Bell, Quest) now Lumen and have connected with a lady who said

that she would investigate a possible repair order to try to get the utility to “cap off” any boxes not being used. Don & Deb will go directly to Comcast (Xfinity) office in Longmont to try to accomplish the same thing. Once we know what we are dealing with regarding utility easements, we will add the question of replacing/paying for these box areas to the questionnaire survey.

- 6. Discussion of budget for entrance flowers/plants to be planted by the flower committee (see annual meeting minutes):** The budget is \$300.00.
 - 7. Old Business:** Deb Lyford said that Carl Henrikson hates seeing the flag in bad shape and said he can get a replacement with no cost to the HOA. We asked Deb to find out more and see if it can be done soon.
 - 8. New Business:** Question as to who covers if an HOA tree branch falls onto a roof or if someone walking on our “private” walkways: in the west greenway, the sidewalk between Block 2 or the sidewalks at the east & west side of Block 3 that connect to City’s open space sidewalk behind north Block 3 falls
- Next meeting scheduled for July 17, 2024, at 9:00 AM, outside Deb’s.