

Minutes of the Annual Meeting of the Westbrook Community Association

Date: January 25, 2021

Time: 6:00 P.M.

Place: Web Meeting via www.Zoom.us

Owners present Anderson, Bamburg, Beck, Bottagaro, Fetterman, Furtney, Harmon, Harpole, Hochstein, Hlavacek, Jankowski, Kelley, Krieg, Levison, Lucas, Lyford, Marlin, McConahy, Meyers, Patterson, Solt, Townsend, Trager VanDeGrift, Voogt. Represented by Proxy: Donley, Roth, Yoak.

The meeting was called to order by John Marlin, President of the Association. It was confirmed that a quorum of owners participated.

Ed Kelley served as the Zoom meeting facilitator and discussed the procedures for the meeting and for voting.

There were no amendments to the agenda, and it was approved as presented. The minutes of the 2020 annual meeting were reviewed and approved as presented.

Linda Fetterman, bookkeeper, and John Marlin went over the Balance Sheet, P&L for 2020 operations, and Budget for 2021.

There was discussion from the members about the dues increases and specific questions about the expense for tree trimming and stump removal. In order to maintain and increase the level of services, the budget increased collections a total of \$8707 for the 2021 year, which resulted in a dues increase of \$20 per month for homes in Blocks 1 and 2, and \$9.00 per month for homes in Block 3. Total monthly Dues for 2021 are \$178 per month for Block 1 and 2, and \$77 for Block 3. After discussion there was a motion to approve and ratify the Budget for 2021. The motion passed.

Election of New Board Members.

There were two nominations for Directors to serve a 2 year term. Brian Harpole and Debra Lyford. There were no further nominations from the members present. Since there were no other nominations the new Directors were approved unanimously. The new Directors going forward are Susan Harmon, Lana Lathrop, Ray Hlavacek, Brian Harpole and Debra Lyford.

Discussion about the level of services for the past year. There were concerns about snow removal and drainage issues on the north facing lots on Boxelder Cr, and how to prevent ice build-up in the street in front of those lots. There was also discussion about the amount of summer and fall trimming and cleanup which was increased in the 2021 budget. Overall, the members believed that the current landscape contractor was doing a good job.

With no further items presented by the members, there was a motion made, seconded and approved to adjourn the meeting.

Respectfully submitted by Mary Marlin, secretary