

Annual Meeting Minutes from WBV HOA
Wednesday, December 4, 2024 on Zoom
4:30-6:00 PM

1. President Deb Lyford asked everyone on Zoom to one-by-one give them name and address. She welcomed everyone on opening the meeting at 4:05PM
2. We had a quorum of 50% with 31 homes present (see list below for names attending)
3. Three proxies were received and counted in those “attending”
4. Dave Yoak made motion to approve December 12, 2023 annual meeting minutes. Seconded by Brian Harpole; approved by all “present.”
5. Review and ratify the 2025 Budget. Motion by Jim Lucas, seconded by Ed Hochstein
6. Discussion as to how the dues amount was arrived at as well as to a question comparing the 2024 actual to budget statement through November, 2024 noting that snow removal could cause the budget to be exceeded in that area. Linda Fetterman stated that we are under in other areas of the budget, but should we go over in snow, it is the board’s recommendation that, as in the past years, we do a special assessment, with all 46 homes paying equally for any snow shortage. That would be a one-time billing due in February of the next year (2025). Linda Fetterman also noted that we have a healthy cash reserve amount on our Balance Sheet that is invested in a CD that will generate the principal and interest by mid-December, 2024. John Marlin put forth that we should look at increasing the amount collected from new buyers at time of closing from just the \$70.00 (Block 3) or \$180.00 (Blocks 1 & 2) that is exchanged between buyer and seller, which represents the original creation of the Reserve Account of WBV HOA, to some additional amount that would then need to be traced to that address/buyer for all future sales. Sue Harmon had a question on the cost division of snow removal and after a lengthy explanation, it was resolved that since Block 3 pays 20% of the total costs of the HOA expenses, that snow was properly accounted for considering that the 20% charged to Block 3 also covers all other expenses to which Block 3 receives no direct benefit.
7. Volunteers to plant and care for flowers at each north and south entrances to WBV: Sue Harmon, Deb Lyford, Patsy VanDeGrift, Greg Grossman, Nancy Wolfson and Chris Beck
8. Deb announced that the utility boxes in the common areas are being replaced by Ketchum Painting and will be finished and paid for by December 31, 2024. Linda Fetterman explained that a transfer will be made from our Reserve Savings account to cover this expense of \$6,900, if the 2024 expenses are not covered by the annual dues and any interest earned on the reserves invested in CD’s. There will not be any special assessment for this.
9. In reference to the vote in Blocks 1 & 2 to be taken next year regarding replacement of the drip watering system or leaving the system as it is/or electing instead, on an individual home basis, to put in your own system tied to your home, we have contacted an attorney in Fort Collins to review our HOA documents for guidance. John Marlin pointed out that our documents would allow a home to elect out of watering using the HOA system, but that does not reduce their regular annual dues.

10. Regarding nominations for the three board openings, Linda Fetterman nominated Brian Harpole, Deb nominated Don Rinner. As there were no other nominations from either Block 1 or 2 to replace Deb Lyford from Block 1, John Marlin said he would serve on the board. A majority of yeas hands approved. Deb said that with a breather, she may be willing to come back on the board as she said she has enjoyed most of her time on the board. Although there is nothing written currently in the CC&Rs about which Blocks board members need to come from, the board has striven to have fair representation from all three blocks.
11. The HOA business annual meeting was closed at 6:00PM. Several owners asked to have a 15-minute discussion on the potential development of the two parcels of ground (8902 Quail Rd. Annexation & 9308 N. 87th St.) to WBV's south and east. Both Deb and Brian have made information available to our homeowners and have asked that we each write to jennifer.hewettapperson@longmontcolorado.gov Jennifer Hewett-Apperson, Principal Planner, Kristin.cote@longmontcolorado.gov Kristin Cote, Annexation Planner, phil.taylor@longmontcolorado.gov Phil Taylor, Senior Planner, expressing our great concern about Quail Road access, even as a secondary access. As a WBV homeowner, we should be asking to receive the same treatment, as did the 8902 Quail Rd. Annexation, for the 9308 N. 87th St. Annexation of getting a locked emergency access only onto Quail Rd.