

Westbrook Village Community Association
Quarterly Board Meeting
Wednesday, June 21, 2023

The meeting convened 9 a.m. at Deb Lyford's home, 3527 Boxelder Dr.

Present: Deb Lyford, President. Board members Linda Fetterman, Brian Harpole, Larry McConahay, Don Rinner. Secretary, Sue Harmon. Michelle, bookkeeper.

Linda Fetterman presented the Budget Balance Sheet, current as of May 31, 2023. Total assets equal \$86,547.69. All Homeowners are current on dues payments.

Expenses (Jan. through May 31): \$10 State HOA Corporate Fee; replacement flag \$35; liability insurance \$648; accounting& tax bookkeeping \$600. Landscape maintenance (entrance flowers, landscape replacements, lawn maintenance, snow removal, irrigation system, tree trimming= \$24,502.70. Electric \$314.93. Water \$194.42.

Income (dues, late fees, snow removal special assessment) \$10,948.

Linda will look into putting part of the savings account funds into higher interest earning CDs. She has two association credit cards for business expenses.

Don Rinner presented receipts for mulch and lightbulbs.

Brian Harpole reported that the tree trimming is done for 2023 but the Board should consider holding \$5000 in reserve for next year's expenses which will be bid out in the fall. The water bill has been considerably lower due to the wet spring weather.

Many of the irrigation system problems concern sprinkler heads located behind the poured concrete edging next to homes. These are difficult to remove or repair. They can be easily capped off but perhaps the expense of moving them should be born by the individual homeowner.

Sprinkler heads that sprayed water onto the mailboxes have been redirected.

Utility cases sunken into the ground and surrounded by timber are in need of maintenance as the wood is rotting in some cases. Don Rinner will look into costs of materials and labor to do the repairs.

Snow removal decisions are made by taking an average of measurements around the community and the weather forecast. The city requires snow to be removed by 24 hours after the snowfall ends.

The State of Colorado has passed a new law, SB23-178, concerning the Removal of Barriers to Wise Water Landscaping in Common Interest Communities. The City of Longmont also has rules concerning this matter. The Board will research the ramifications of these policies especially for Block 1 and 2 homes that are maintained by the Association vs. owner maintained homes in Block 3.