

Board of Directors Agenda
For meeting on April 29, 2026

Place: 3612 Boxelder Dr. Longmont, Co.

Date: April 29, 2026

Time: 10:30 AM

1. Call to Order John Marlin
2. Review and acceptance of prior meeting minutes
3. New Business
1. Update on Design Review request by Jim Lytton of 1012 Boxelder Cr
 - b. Year to Date 2026 BUDGET UPDATE
4. Other business
5. ADJOURNMENT

Minutes of Board of Directors Second Quarter Meeting April 29, 2026

2. John Marlin, Board President called the meeting to order at 10:35 AM
Present were: John Marlin, Don Rinner, Jack Bamberg, Linda Fetterman. Brian Harpole excused as he was working on sprinkler system's new timer/clock.
3. The January 24, 2026 First Quarter Board and Special Meeting Minutes were reviewed and, as there were no questions or corrections, were moved by Linda Fetterman, seconded by Don Rinner to be approved. All in favor: Yea
4. New Business:
 - a. Update on Design Review Request by Lytton's at 1012 Boxelder Circle: Linda noted that Lytton's do plan on providing their own drip system to their design request, which Linda added on their request form under "Approved with the following requirements". The board, has by email, approved their design and they are aware they will be signing the notarized Maintenance Modification agreement. John Marlin needs to sign these agreements also, so the plan is to have the three (Beck, Vandegrift, Lytton) and John able to make one trip to Longmont's Land Title sometime between May 17-28, 2026 to accomplish the recordings.
 - b. Year to Date Budget Update: Linda presented the financials through April 27, 2026. There is only one owner not up-to-date with dues and that will be settled when that Lot closes May 1, this Friday. We have 2 CDs invested, with the smaller one coming due May 27, 2026; it was motioned by John to go ahead and renew this CD for another 3 months at 3.5%/annum. Linda will call Bank of Colorado to process this immediately, with the interest being added to the checking account. The Balance Sheet shows we have sufficient funds to continue paying our bills, noting that both CDs will come due in the third and fourth quarters this year if more funds are needed, depending on what projects are approved by the board to yet be done this year. In reviewing the Actual to Budget, it was noted that we have not had any cost for snow and may be able to use that for additional projects discussed below in Other Business. We will be on budget for administrative expenses by year-end.
5. Other Business:
 - a. John stated that he is not going to renew for the 2027-2028 term and that we will need to get a new board member. Mentioned Jim Lytton

and possibly Deb Lyford. Would be good to have someone from Block 2.

- b. The board then discussed Brian Harpole's emails (2/19, 3/22) regarding Jorge's bids to "clean-up" projects noted by homeowners in Blocks 1 & 2 at the January meeting, plus an email from Tony Bottagaro, 3/2/2026. The board had approved, through emails, the \$2600 spent on Louis Greenberg's front bed 3511 BD (\$1800) and Hochstein/Robert's 3504 BD (\$800). That leaves \$400 of the budget unspent. The board then discussed the bid for Bottagaro (\$1200) and felt it was too high. John said he would talk to Jorge later to see what is entailed to remove vinca planted by homeowner. With the sprinklers turned on, the board approved the repair at Judy Hinks 1020 BC (\$500). Also approved removal of five dead dogwood shrubs on the east side of Jack Bamberg's 3606 Quail (\$600) plus good dirt/clover-grass seed with water coming from lot owner for parkway at Dick Levison 3507 BD (\$700). Brian will contact Jorge for his schedule to proceed. John is going to follow-up with City on lottery outcome for a small tree to be put in parkway at Lou Greenberg's 3511 BD.
- c. John said he would purchase a flag for the HOA entrance and put it up. Cost should be within budget of \$25-\$35; part of administrative expenses.
- d. Board plans to re-write old Westbrook Village Community Association, Inc. "Rules" no longer on website as needing updating; adding to website:
 - Rule 1. Parking Restrictions within development as stated in original Declaration in paragraph Section 6.12
 - Rule 2. Extended parking of vehicles within development follows the City of Longmont rules
 - Rule 3. Restriction on Garage Sales follows City of Longmont rules, but is more restrictive as to the number of garage sales per year
 - Rule 4. Restriction on ornamental items, yard displays, and holiday lights that are visible from any front of a HOA house, and the rear of the house in Blocks 1 & 2, including how long they may be displayed
 - Rule 5. Replacement of Roof Shingles or addition of solar panelsNote that the recorded Amendment to Declaration, effective 1/26/2026, incorporates the current CCIOA rules regarding Home Business, Signs and Flags, and Leases of a Unit and does not require any further "Rules"

With agreement of the Board members present, John closed the meeting at 12:15 PM
Respectfully submitted by Linda Fetterman, Secretary