

TO: Homeowner's in Westbrook Village Community Association, Inc.,

The Board of Directors for your HOA is holding a live, in-person meeting on Saturday, October 5, 2024, at 1:00 p.m. at Fire Station #5, 617 Barberry Drive, Longmont, CO. You are all invited and encouraged to attend.

Fire station #5 is the station closest to us located at the east end of the small shopping center with Proto's Pizza, Robin Chocolates, Fabulous Finds, etc. There is a meeting room in the station where board members will conduct the meeting. Attached is a multipage meeting Agenda and other relevant information. Please take time to read this information before the meeting and prepare your questions and comments in advance.

Thank you for your time and interest in your community. We look forward to an informative, useful and helpful meeting with an opportunity to interact in person.

**Debra Lyford, President
Westbrook Village HOA**

See the meeting agenda below:

NOTICE of SPECIAL LIVE, IN-PERSON MEETING

WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC.

TO: Homeowners in Westbrook Village Community Association, Inc.

FROM: Board of Directors—Debra Lyford, Linda Fetterman, Brian Harpole, Larry McConahy, and Don Rinner

DATE: Saturday, October 5, 2024

TIME: 1:00 p.m.

LOCATION: Longmont Fire Station No. 5, 617 Barberry Dr., Longmont.
(Near Proto's Pizza, Robin Chocolates, Fabulous Finds)

MEETING AGENDA:

1. Discussion about repair/replacement of wooden utility boxes around the utility towers owned by Comcast and Century Link. There are 8 boxes within the common areas of our HOA and these are still being used by the companies who have an easement. The responsibility for repairs and replacement of the boxes is ours. The cost will be \$6,900.00 per the Proposal from Ketchum Painting and Remodeling which is attached.

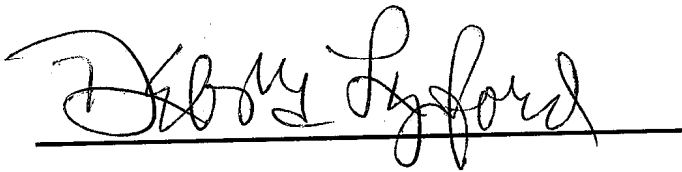
2. Discussion regarding what should be done with the drip system in blocks 1 & 2 originally designed to water plants near foundations. This is a complex issue for which the Board appointed a three-person committee to study the problem and suggest solutions. The Drip System Committee's Report is attached. The committee members will be present at the meeting to answer questions.

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- 3. Discussion of the Questionnaire answered by homeowners several months ago.**
- 4. Brief discussion about the Association's budget.**
- 5. Discussion about lawn and tree concerns.**
- 6. General questions and issues concerning our HOA.**

We look forward to an opportunity to see you in person and discuss matters of importance in our HOA. We urge all of you to attend.

September 12, 2024

A handwritten signature in black ink, reading "Debra Lyford", written over a horizontal line.

**Debra Lyford, President of Board of Directors
Westbrook Village Community Association, Inc.**