

Westbrook Village Community Association
Quarterly Board Meeting
Wednesday, September 29, 2023

The meeting convened at 9 a.m. at Deb Lyford's home.

Present: Deb Lyford, President. Board Members: Linda Fetterman, Brian Harpole, Larry McConahy, Don Rinner, Secretary: Sue Harmon

Design Review requests and approvals were noted for Van de Grift window; Fetterman's roof shingle replacements; Beck's landscaping. Linda Fetterman presented the current financial statement of the association. All accounts are current. The association has a total of \$62,329.72 in checking, CD, and savings accounts, accounts receivable (dues yet to be collected for the rest of the year) stand at \$4,662.00. Total of Liabilities and Equity equal \$66,991.72.

The budgets for flag replacement, administration, landscape maintenance and utilities are all under budget at this time.

Brian has been working to get estimates for 2024 landscape maintenance for next year's budget.

Board members discussed the Association's Maintenance Areas in reference to the recently passed Colorado Senate Bill 23-178 concerning Xeriscaping. The AMA is any area irrigated and maintained by the association. Within those areas the Board has the final decision about what can or cannot be planted and watered with the goal of preventing water damage to foundations and maintaining a uniformity of appearance.

The next quarterly Board Meeting will be held 9 a.m. on Wednesday, November 15, 2023 at Deb Lyford's home.

The Annual Homeowners' meeting is tentatively scheduled for December 13 pending confirmation of arrangements.

