

Westbrook Village Home Owners Association

Minutes of Board Meeting 9:00 a.m., May 4, 2021

This Board meeting was held via Zoom, courtesy of Ed Kelley, who hosted the meeting.

Board members present: Deb Lyford, Susan Harmon, Ray Hlavacek, Brian Harpole and Lana Lathrop

Also attending: Linda Fetterman, Ed Kelley and Judith Trager

Financial

Linda presented the actual through April, 2021 and compared that to our budget. All seems on track, finances are in line and up to date. We have no delinquencies in HOA fees.

The Board is looking into having an outdoor irrigation inspection performed by a contractor, Resource Central, on behalf of the City of Longmont. This inspection is no cost to us and will give us feedback about our system and our watering schedule. Brian is following through to get on their schedule for this season, as the Board is actively trying to conserve expenses while still keeping our HOA green.

Approval was given by the Board for Ray and Brian to arrange for Javier and both of them to be present if/when we go forward with this irrigation audit.

Tree Care and Landscape Update

We have contracted with Summit Tree Care for tree trimming in our subdivision this year. That service is scheduled for the week of May 10th.

Since mowing has begun, we reviewed our CC&R's and decided that it would be appropriate to bring maintenance of properties in Block 3 to the attention of homeowners. Susan moved to send a letter to Block 3 regarding maintaining standards. Lana seconded. Deb will compose and send letter.

Javier will spray the lawns next week, helping get rid of our latest crop of dandelions.

Back Yard Fences

The Board is considering a few ideas to deal with, for the present and going forward, those properties in Blocks 1 and 2 that have fences. The fenced areas have always presented an issue for our landscape crews, costing them extra time and effort to maintain. We will work on having wording for a new rule or resolution at the next Board meeting. During this time, we will also communicate with the six homeowners in Blocks 1 and 2 who have back yard fences. Reference Section 6.25 (b) in our CC&R's.

Susan moved the Board come up with a consensus and wording on this issue by the next quarterly Board meeting. Ray seconded.

Management Company Proposal Discussions

The Board is in the consideration process of hiring a professional management company for our community and are setting up interviews with some local management companies. This will allow the Board to learn what services we can expect to receive from them if we were to have a contract and what their costs are. Meetings will be set up with these companies within the next few weeks.

Approval for Design Requests

Board gave approval to homeowner at 3503 Boxelder Drive for construction of a deck over existing concrete slab. Susan, as current Board member and the homeowner, did not vote on the request. Board also approved Susan's request to remove her back fence and plant three trees near the area of the removed fence.

Homeowner at 3527 Boxelder Drive requested, and Board approved, that she help choose the approved tree to replace one being removed between the sidewalk and street in front of her home. Debra, as a current Board member and the homeowner, did not vote on this request.

Next Quarterly Board Meeting

We have scheduled the next Board Meeting for Monday, August 10 at 9 a.m. That meeting will be via Zoom.

The May 4, 2021 Board meeting concluded at 12:53 p.m.