Westbrook Village Community Association
Minutes of the Board of Directors
Fourth Quarter Meeting October 15, 2026

1. Call to Order by John Marlin at 1:35pm. Jack Bamberg arrived late due to a conflict. Review and approval of third quarter meeting minutes previously sent by email to the board of directors August 4, 2026. Brian Harpole made a motion to accept with no changes; seconded by Linda Fettterman. With no further discussion, all approved.

2. New Business
   A. Review of September 30, 2026 Financials presented by Linda Fetterman. Linda noted that WBV is roughly $200 over budget, not including probable snow in November/December or water/electric billing in November for September 15-October 15, 2026. We do have a $15,000 CD to be paid with earned interest of approximately $130 on October 27 and a $32,500 CD to be paid November 17, 2026 with interest of approximately $480. Further, if we do have snow, and we are over our 2026 snow budget, that will require a supplementary payment equally from all 46 lots and would be collected separate from 2027 new dues amounts. Per the board's policy, if we do have a shortage not including snow, then the funds would come from our money market account. The board will make a decision at the 2027 First Quarter board meeting in January as to how much and how long to invest in CDs to supplement 2027 dues. Board approved the 9/30/26 Financials. First motion by Brian Harpole, Seconded by Don Rinner. With no further discussion, all approved.
   B. Review of 2027 proposed Association Budget for discussion and adoption by the board. The summary of the budget is to then be presented in person, or US mail and/or by email, per our CC&R's section 4.7, to each lot owner within 30 days of board's adoption of the Budget. Linda explained that based on the contracts Brian Harpole has negotiated with our contractors, the budget was set for Landscaping, Snow, Tree Trimming/Removal, Fertilizing, Sprinkler Repair. Using current year actuals, most Administrative Expenses and Water/Clocks Fees were set. Using member requests/comments of Landscaping Replacements that had been postponed in 2026, a ball-park number of $5,000 was used. Linda proposed moving the bookkeeping services from Michelle Michael at Atlas Financials to Margi Davis at St. Vrain Financials, effective January 1, 2027 as Michelle has taken on more work at Atlas and using Margi will allow WBV to have an online Quickbooks account, which will be an additional fee, so our books will be updated monthly rather than just quarterly. Our mailing address will remain the same and, as before, no member is able to drop off their checks in person. The Budget detail by account was presented to the board, totaling $98,615.00 for calendar year 2027. A discussion followed: John asked why snow was increased and Linda said since it is paid equally by all members, if we do have a El Nino year, Linda thought it best to be higher to cover it. Brian had the floor to discuss that ProScapes was willing to give us a firm 2-year contract that effectively is a 2 ½ % increase for each 2027 and 2028 over the 2026

amount, so the 2027 Budget shows the full 5% increase over 2026 numbers, but will remain the same 2027 amount for 2028. Brian then presented a bid from Jorge of J.J.C. Landscape LLC following Brian's format for bid submission that was significantly lower then ProScapes and said he also would honor a 2-year contract. Board members then discussed the pros and cons with changing contractors after six years and what would happen if Jorge didn't have the man-power or did not come on a regular schedule of every Thursday or just didn't work out. It came down to reliability of work getting done. A vote was taken and all unanimously approved staying with ProScapes for these next two years. Brian went on to remind the board that although the Tree Trimming/Removal is almost double what was budgeted for in 2026, these are tree jobs that were postponed in 2025/2026 and when taken care of in 2027, will allow the budget to go back down in 2028. John made a first motion to adopt the 2027 Budget as presented, Brian seconded the motion, Budget adopted.

C. Discussion of Parking Rule 1 and 2 currently on Website and a written compliant received regarding vehicles and where they are parked for 3413 Boxelder Drive. John Marlin copied the board on a rebuttal "Bud" Kuecke (3413 Boxelder Dr.) brought to John in September, saying that he had understood that he could park on his driveway and garage and his fourth vehicle (red truck) could be parked on the street as long as it follows City of Longmont Municipal Code. John suggested that he (John Marlin) would modify the Parking two rules and get them to the board for email discussion before correcting them onto the website.
D. Discussion of resolved violation of lawn removal; with sod replacement at 1020 Boxelder Circle (Judy Hinks). John brought the board up to date on what had transpired when a homeowner removed AMA lawn from her front north side of her driveway and her son had a meeting with Linda by phone and John in person for the son to replace the removed lawn with sod, which Judy was instructed and shown how to water. John assisted Judy a couple of times and said that the sod appears to be taking hold, and is now growing, will be mowed along with the other AMA areas.
E. Discussion of Annual Meeting, election, method, location. As we have done since December, 2021, the Annual WBV HOA meeting will be held in December, 2026, in order to ratify 2027 Budget and elect three board directors. The date for ratification by the members needs to be "not less than 14 days nor more than 60 days after delivery of the summary Budget to the members, which has to be done within 30 days of board adoption of the 2027 Budget". John suggested Linda get the Longmont Library booked for December 17, 2026. John indicated that he would like to step off the board again and would like to see if we can find a member willing to step on to the board for a two-year term. The two other board members, who are up for renewal and are willing to serve another two-year term are Brian Harpole and Don Rinner. We will take nominations from the floor, but we might approach both Jim Lytton (from Block 2) and Deb Lyford (from Block 1) ahead of time to see if either might be willing to volunteer.
F. Discussion of other matters. January, 2027 will be First Quarter Board meeting.
G. Adjournment: John adjourned the meeting at 3:00pm
Respectfully submitted by Linda Fetterman, Secretary