

WBV HOA ANNUAL MEETING MINUTES

(For the 2026 Calendar Year)

Held December 16, 2025

Longmont Public Library Room A/B

2:00-4:00 PM

1. Annual Meeting called to order at 2:05 PM by John Marlin, President, Board of Directors. Quorum was established with 22 member lots in-person plus 10 proxies. There were no additions or corrections to the Agenda.
2. The members ratified the prior year Annual Meeting Minutes held December 4, 2024 as well as the Special Member Meeting Minutes held November 17, 2025 without corrections or additions.

New Business

1. Linda Fetterman, Treasurer, Board of Directors, presented both the summary Budget and the detailed Budget for 2026, showing no dues increase for all members. Linda was asked why the dues were not raised and she explained that according to the CC&R's Section 4.7 Duty to Prepare Budgets, next year's Budget (2026) needed to have been prepared at least sixty days prior to the beginning of the next calendar year (by November 1, 2025). This time frame was not met and as such the last one ratified (2025) by the Lot Owners must be continued. The Board will work on next year's in late summer in 2026, once the new sub-contractor contracts for snow removal, landscaping, tree maintenance, including trimming, spraying, can be obtained. Within 30 days after the board has adopted the 2027 Budget, the board shall send a summary to the members to be commented on not less than 14 days after the delivery of the summary to the Lot Owners. There being no rejection by 67% of the Members present, the 2026 Budget and Dues Assessment stand.
2. Linda Fetterman went over the January-November 2025 Financial Statements, which John Marlin projected onto the screen. Linda pointed out that there were two CD's during the year, which earned interest that was then applied to HOA expenses. It was noted that there is one snow bill to pay in December as well as the 4th quarter bookkeeper fee plus her end-of-the-year bonus. Water/Electric should be about \$100 and there will be another attorney's bill. Through the November P & L to Budget, there is \$6,312 positive collections over expenses, which will be applied to the December bills and there should still be a minor surplus, which will be put in Saving reserves. The final reconciled Year-end Financials will be sent out to Members in January, 2026. A motion to ratify the November financials was made by Ed Hochstein and with no objections, passed.
3. Discussion of the possibility of a Supplemental Assessment for landscape improvements for Blocks 1 & 2 brought numerous comments. Mainly talking

about tree scape, particularly on Boxelder Dr., west side. John Marlin noted the difficulty of watering certain sections of that strip since the existing tree roots have crimped the sprinkler lines and it would be quite expensive plus would tear up existing lawn/sidewalk to try to get water to those areas. There is a 2026 budget line item for landscape replacements of \$3,000 which will be used first to handle any areas within that budget that had been postponed from 2025. A question was raised as to possibly using some of the savings account funds for those projects postponed from 2025, if they ran more than the 2026 budget, to complete them in 2026. This discussion ultimately opened to item #5 on the Agenda. There were numerous questions regarding trees and plants that Lot Owners have planted with and without ARC's (architectural review committee) written approval over the prior years. Several members (Lytton's, Wolfson's) said they have arborists and, with approval, plan to get trees immediately adjacent to their specific Lot trimmed ahead of the HOA's scheduled pruning early in the 2026 year. John Marlin along with Tony Bottagaro said there needs to be a clarification of what responsibility Members in Blocks 1 & 2 have for plantings put in by prior Lot Owners. The Association files contain Approved Design Review Request Forms with current Lot Owners. Our HOA attorney was asked to provide the format for the Written Agreement that would be recorded with Boulder County Clerk and Recorder and the board is currently reviewing that form and will present it after the holidays to the Members. The Amended Section 4.4 presented here was written to clarify, within the AMA areas, what the Association provides. John Marlin said that Lot Owners can plant within the red concrete borders to their house foundation's on the front and rear of their Lots, however, they need written approval from the ARC prior to starting those modifications and they will need to mark, in a consistent manner, if they do not want the Association's landscape contractor to weed, by-whatever method they use, or trim or do Fall/Spring clean-up of those areas. The discussion ended with resolve to rewrite Section 4.4 Duty to Maintain and Care for Common Areas and Association Maintenance Areas (AMA) by 2025 year-end and; once approved by the board, present it to the Members for a later written ballot approval to achieve recording the Amended Declarations (CC&R's) in January, 2026.

4. Request for volunteers to plant entrance pots with flowers: Deb Lyford, Sue Harmon, Chris Beck, Nancy Wolfson, Patsy VanDeGrift volunteered. Nancy said the budget of \$500 was generous and she has a source where plants cost less.
5. See item #3 above.
6. Emergency Contact Information was clarified that it is held only by the Board, particularly the Secretary; not out for publication. Also, all correspondence by email with Members is to be done bcc (blind copy) per the new Governance rules.

There are now only two Members who have not returned the contact information forms. Linda will follow up directly with them.

7. John Marlin announced that the Amended and Restated Bylaws passed with 32 approvals. Those documents are now on the WBV website (wbvco.com) .
8. Announcement made that two Board of Director positions are open, each a two-year term beginning January, 2026.
9. Brian nominated Linda Fetterman, seconded by John Marlin. Linda nominated Jack Bamberg, seconded by Jim Voogt. There being no nominations from the floor, a vote was taken and both candidates were approved.
10. Other Business and items from the members: **A.** Linda asked if any Members cannot download or print documents that are sent by email: Nancy Wolfson, John Covell, Richard Kuecke, Melba Redwine, Luke Lucas said they need items printed and delivered to them. **B.** There was a brief discussion on the meeting tomorrow, Wednesday, December 17, 2025, with the Planning and Zoning Commission on review for annexation of the corner parcel known as Dry Creek Annexation. Several Members plan to attend and speak. It can be live-streamed on City of Longmont's public service Channel 8/880 at 6:00 PM.
11. Motion to Adjourn: Made by John Marlin at 4:10 PM.

Respectfully submitted by Linda Fetterman, Secretary, WBV Board of Directors