

WECA BOARD MEETING MINUTES

September 29, 2026

CALL TO ORDER

The meeting was called to order at 5:00 p.m. A quorum was present.

ROLL CALL

Diane Gehrman	President
Laurie Cloutier	Vice President
Theresa Ronning Allen	Secretary
Wally Lind	Treasurer
Dianne Colburn	At-Large

OLD BUSINESS

- **Deck projects:** The board reviewed the deck work at 909, including the added privacy section, and reported that the project was progressing well. The board also noted that 811's deck project was being completed satisfactorily.
- **2026 maintenance budget:** The board reviewed current maintenance spending, contracted work, cash flow, and the previously approved potential transfer of \$50,000 from reserves. The corrected budget information supplied to the board was discussed; detailed budget figures are not included in these published minutes.
- **Reserve funds:** The board discussed delaying any reserve transfer as long as practical in order to retain money-market interest, while maintaining an adequate operating balance. Repayment of reserve funds will be considered during preparation of the next budget.
- **Pending maintenance:** The board reviewed outstanding window, patio-door, concrete, and garage-door work orders and related contractor scheduling.
- **Handyman/contractor services:** The board discussed GMH/Aaron's service-call and assessment charges. Members agreed to continue with the current arrangement for the time being while looking for other qualified, licensed and insured handyman/contractor options.

NEW BUSINESS

- **1051 patio door:** The board discussed the condition of the patio door and possible replacement options. The resident is willing to wait through the winter. A formal estimate will be obtained so the anticipated cost can be considered in the 2027 budget; lower-cost options may also be explored.
- **854 residents:** A work order was submitted regarding water intrusion at the window. The board discussed obtaining an assessment and an estimate, with the anticipated repair to be considered for the 2027 budget unless conditions require earlier action.
- **816 residence:** The board discussed the deteriorated patio door and window and the safety concerns associated with the loose/warped patio door. A Lindus estimate of approximately \$11,127 was reviewed. The matter was tabled temporarily while the board checks whether another replacement option is available; if not, the board will revisit authorization of the work.
- **Homeowner/contact information:** The board discussed updating the community homeowner/contact list for practical neighborhood communication. Members discussed gathering information directly from new residents and maintaining an informal neighbor/community guide.
- **Owner/insurance information:** The board discussed whether owner, mortgage, and condominium insurance information should be maintained for association records and the need to review applicable association requirements.
- **Roof and gutter issues:** The board reviewed long-standing roof, drip-edge, gutter, and water-intrusion concerns affecting multiple homes. The board discussed identifying the specific problem at each affected home, checking available warranty remedies, and obtaining current roofing/gutter evaluations and estimates for consideration in the 2027 budget.
- **Additional water-intrusion/work-order concerns:** The board discussed reports of moisture at garage/header areas and other pending door/threshold or drainage-related work orders. Homeowners were reminded that maintenance concerns need to be submitted through the established work-order process so they can be tracked and addressed.

ITEMS TABLED / FOLLOW-UP

- 816 patio door/window decision pending information on lower-cost replacement and installation options.
- Roof/gutter/drip-edge issues pending review of affected homes, warranty options, and current contractor estimates.

- 2027 budget planning will include known deferred maintenance items and anticipated repair needs.

ADJOURNMENT

A motion to adjourn was made by Wally Lind and seconded by Laurie Cloutier. The meeting adjourned at approximately 6:57 p.m.

Respectfully submitted,
Theresa Ronning Allen, Secretary