

WECA Board Meeting Minutes

CALL TO ORDER— August 26, 2026 at 9:30 AM at the home of Wally Lind

ROLL CALL— Wally Linde, Diane Colburn, Laurie Cloutier, Diane Gehrman
Theresa Ronning-Allen

OLD BUSINESS—

- ☐ Work orders for painting and repair at 816, 1022 and 1024 have been made.
- ☐ Some work orders for doors and windows might not necessarily be needed. Some may just need a good cleaning, lubricant, and adjustment. Our association handyman will make the determination and the board will make the final decision.
- ☐ To improve communication with MJF, MJF will send us a copy of the work order, the day it was completed, and what was completed.
- ☐ The board discussed the deck and patio at 909. The homeowner will need an inspection/permit since the replacement decking is heavier than the original decking.
- ☐ A homeowner who had water in one of the bedrooms asked the board if it was covered under the association insurance. No. Any damage inside the drywall is the homeowners responsibility.

NEW BUSINESS

- ☐ The board discussed our checking account balance, and the items that have been paid since the last board meeting
- ☐ Many (but not all)of our doors and windows are needing replacements as they are all 25 to 30 years old. This has been difficult on our budget. Because of budget restrictions, some window and door replacements will be delayed.
- ☐ Discussion commenced on various ways to alleviate our budget difficulties, including delaying work orders, assessing individual owners, and borrowing from the reserve.
- ☐ Concrete work for several residences will go forward as those projects had already been budgeted for.
- ☐ In discussing our current financial position, the board has decided that raising our dues is not an option at this time.
- ☐ Decisions made in the past by previous boards was discussed
- ☐ A phone call was made to Matt (MJF) with discussion regarding the health of other communities he manages, monetary options for future work orders, and more efficient ways for the board and MJF to communicate,
- ☐ Discussion commenced on whether we should borrow against our reserve account and how much that would be. A motion was made by board member Theresa and seconded by board

member Wally, to borrow \$50,000 against our reserve account to catch up on work orders. This money must and will be paid back.

- ☐ The board will meet with MJF for a board meeting this October to discuss a preliminary 2027 budget, date to be determined
- ☐ Board member Wally reiterated that snow removal and mowing already come out of the budget.
- ☐ Our property insurance is holding at the current cost... For now!
- ☐ Our garbage collection contract with "Hometown" is still the best deal we can get.
- ☐ A friendly reminder from the board not to park in front of the mailboxes at any time. These days, the post office delivers parcels on Sundays, and often times uses the boxes to deliver them.

ADJOURNMENT—Meeting was adjourned at 11:15 am.

Balance Sheet

Property: West Edge Condominium Association
As of 07/31/26 (cash basis)

ASSETS

Bank

1209 West Edge Condominium Association Checking	22,788.92
1212 West Edge Savings Account	153.78
1213 West Edge Money Market Account	247,959.67

Total Bank 270,902.37

TOTAL ASSETS

270,902.37

LIABILITIES & EQUITY

Equity

3000 Net Income	-21,478.15
3003 Owner Contribution	53,316.67
3004 Reserves	238,910.32
3015 Transfer from Operating	153.53

Total Equity 270,902.37

TOTAL LIABILITIES & EQUITY

270,902.37