

MINUTES FOR WESTBOURNE HOMEOWNERS ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
TUESDAY, OCTOBER 3, 2023

The meeting was called to order at 7:00 p.m. Board members in attendance were Gail Medina, Eileen Kuykendall, Janelle Bissell and Pat Toppenberg. SueAnne Wake was in attendance from Wake Property Management, Inc.

Minutes for the August meeting were previously approved and are posted on the website.

The following resident comments were submitted via email:

A resident is interested in providing a junior tennis program. This will need additional information before a decision can be made. Management will contact the resident.

Additional ideas for Lundar Park have been submitted. The Board approved installing a pet waste station.

There is concern about the fire damaged house being accessed from Lundar Park. Management will try to contact the owner to put up a temporary fence or barrier.

Announcements:

The judging for the Christmas lights/decorations contest will be on December 9. Judging is after dark. Visa gift cards will be awarded to the 1st, 2nd and 3rd place winners.

The following matters were discussed as old business:

There are several outstanding issues at Lundar Park that need to be addressed:

Trash Can Liners: options are still being considered.

Damaged slide: the slide has been ordered but will take 3+ months to arrive and be installed.

The new Christmas decorations for the marquees have arrived and will be available for use this year. Management will make sure the landscape crew knows how the decorations should be placed.

Management is obtaining bids to resurface the courts. The Board would like to include the option of adding pickle ball court lines.

The following items were discussed as new business:

The Board reviewed the Summer Night Out event. The fire station has a shift change at 6:00pm. This makes it difficult for them to attend more of the event. The Board decided to change the time of the event from 6:00-8:00pm. There was too much pizza and especially too much cheese pizza. The order will be readjusted next year. It was also reported there is only one large trash can. Management will purchase a second large trash can.

The Board approved the annual subscription for US flags to placed at the entrances.

There are still railroad ties around the swing set at Lundar Park. This needs to be changed to playground border. Management will get a bid for this work.

Gail asked if the landscaper would put together something to send to owners on how to deal with dead grass after this drought.

The Open Session was closed and the Board of Directors went into Executive Session.

The Open Session was reconvened.

The Board has set the 2024 assessment at \$350.00. This is the same amount as 2023 assessment. The 2024 budget was also finalized. A motion was made for the assessment and budget, seconded, voted on and approved.

The meeting was adjourned until December 5, 2023.

Janelle Bissell

Janelle Bissell, Secretary