

Westhaven Trails 2022 Annual Meeting

October 26, 2022 – Westhaven Trails Park 6pm

Meeting Minutes

Agenda, Reference Notes, and Ballots distributed.

Sign-in Sheet circulated.

Board Introductions

Board Updates (Enzo Ciarletta)

Review of agenda.

Discussion of election and voting process: Elections are held once per year to fill the open seats on the board. This year all 5 seats will be voted in (generally terms are staggered so all seats are not re-elected each year). Any property owner is considered a member of the HOA, and all members are allowed to vote for board members or on any other topic up for vote. Board members have to be members of the HOA. This is the first time there have been more people running for the board than open positions. Votes are made for board members, once the board is elected, they decide who is in which role (president, treasurer, secretary, etc.)

Financial Update (Ryan Kupres/Julie Goodwin)

Year to date expenses were reviewed and discussed.

Reviewed 2023 proposed budget. Approved budget will be posted on the website.

Referendum Topics/Policy Discussion (Enzo Ciarletta)

- **Park Equipment Policy** – Discussed park equipment replacement practice. Current policy is to remove equipment when it is unable to be repaired for a minimal amount. This was decided previously in order to save money for the HOA. Discussion was had regarding use of the parks and whether or not to continue that policy.
- **Private Court Repaving Strategy** – Discussed history of budgeting money for private court repaving, and prior quotes. Need to continue to build the reserve funds and make a plan for covering the costs.
- **Fencing Policy** – Discussed current policy for fences and the reasoning behind it.
- **TruGreen Lawn Care** – Discussed concerns with using TruGreen lawn care and options.

- **Park Maintenance Budget Rollover** – Discussed progress Parks Committee has made this year and option of increasing parks budget by rolling over any money that is not spent from one year into the next year’s budget, rather than starting with the same budget amount each year.
- **Private Court Fee Increase** – Discussed history of court fees and setting up a separate account for private court expenses.
- **Board Discretionary Spend Limit** – Discussed the amount of money the board can spend without bringing the issues to a vote. This is necessary to get low cost, time-sensitive items moved forward.
- **Special Assessment Proposals** – Discussed the two proposals for raising dues. Reviewed concerns regarding single-family dues versus dues for multi-unit property owners.

Board Elections/Voting (Enzo Ciarletta)

Each candidate spoke briefly about themselves. Candidates included:

- Tina Carlson
- Sebastian Grobe
- Matt Morris
- Don Newton
- Julie Goodwin
- Matt Yeakey
- LeAnn Krieg
- Enzo Ciarletta
- Sarah Vaughn

Remainder of ballot included the below:

<p>Park Equipment Policy – Park equipment is maintained through general maintenance and repairs. When equipment cannot be repaired and is no longer serviceable, the equipment will be removed and not replaced until such time the association Parks Maintenance Budget funds are sufficient to replace it.</p>
<p>Private Court Replacement Strategy - Continue to build the reserve with excess funds remaining from the budget and through directed special assessments as approved by the membership. Reserve funds tracked and reported separately.</p>
<p>Fencing Policy – <u>Keep</u> the requirement that 6 ft fences are only allowed in the case of a documented personal health and safety issue.</p>
<p>TruGreen Lawn Care – Continue using TruGreen lawn care service twice a year to reduce invasive weeds in the green spaces and parks as well as other benefits.</p>
<p>Park Maintenance Budget Rollover – Parks Maintenance Budget will rollover excess funds to the following year to build future Improvements.</p>

Private Court Fee Increase – Increase the Private Court Fee by \$50 to equalize to current expenses. Maintain a separate accounts for Private Court Fees and review expenses to revenues every 3 years.

Board Discretionary Spend Limit – Keep the long-standing policy that the Board only has \$2000 limit on any discretionary spending. This is spending that has not been accounted for and approved in the budget.

Option #1 - Special Assessment – Implement a special assessment directed and tracked to both build the reserves and provide for increase funds for Park Maintenance. The assessment will be \$20 per member. \$15 directed to building the reserve and \$5 directed to Park Maintenance Budget. Amounts will be reviewed for need every 2 years. Each property owner contributes an equal amount.

Option #2 - Assessment Increase – Raise the general assessments base rate from \$21.25 to \$25.50. You can take the base rate times the number of units you have to calculate your assessment going forward. For example, the typical rate increase for single family will go from \$85 to \$102 per year. Property owners contributes based on number of units owned.

Votes were tallied and board members were announced:

Sarah Vaughn
Matt Yeakey
Enzo Ciarletta
Julie Goodwin
LeAnn Krieg

Voting on remaining topics will be tallied and posted on the association website.

Meeting adjourned.