

Westhaven Trails Annual Meeting | April 17, 2024

@ West Side Police Station 6:00 pm

Agenda Linked Here

President's Update

- The President references that updates were also mentioned in the newsletter.
- The President explains the structure of votes and assessments regarding the background of the Covenant Change proposal.
 - Because only 9% of the membership approved the change, rather than the required 66%, the proposal did not pass.

Treasurer's Update

- Accountant explains where the actual expenses were higher or lower than budgeted.
- One member asks questions regarding the separation of the private courts and general assessments, how this is paid for.
 - For example, about a term of paving private courts.
- One member asks about a capital budget.
 - Maintenance we have but not the assets.
 - How would we pay for it? This is not something we've had in line item budget.

Committee Updates

- ARB, shed policy created and fencing policy updated
- Parks, made repairs and replacements

Board Election

- Shane Berken submitted an application to the Board to run for the open board seat in advance of the meeting.
- Sebastian Grobe was nominated by one member from the floor and was included in the election.
 - The President hands out the ballots
 - A question regarding the election ballots was raised. There was discussion then the election was held.
 - It is noted that the bylaws need to be further clarified regarding election procedures amongst other areas; and the board will be initiating a review this year.
 - The accountant who is not on the Board counts the secret

ballots

- Votes: Sebastian 5; Shane 272; 1 for Shane Grobe

Open Q&A and Member Topics

- One member asks about stump removed from area near their house that is association property
 - GF offers the name of a local guy
 - Tree maintenance will be an issue regarding locusts
 - Question is asked regarding any damage will be caused by cicadas, one member answers that this should not be an issue
 - Another member mentions behind 1529 Cimarron, there is an ash tree that is dropping limbs
- Member brings up the location of the annual meeting and how the police station is not big enough to accommodate
 - Can we move this back to the church?
 - The President noted that it was moved from the church to the police station due to safety concerns but will consider moving back to the church in the future
- Fencing and Shed Policy: does this need to be voted on?
 - No, Board is able to create policies and regulations, as long as they are reasonable
 - Questions
- Special assessments questions
 - Member calls our that he computation of the special assessment has to be according to 9.2 and 9.3 of the covenants and that we need to review the formula and ensure we are not violating the declarations
 - It is noted to look back at the Board Election and Referendum Results option #1 from 2022: the special assessment that was voted for may be invalid according to the declarations
 - It is then noted by Enzo that the special assessment was reviewed by the attorney and based on that review and interpretation it was considered in line with the declarations. However, based on the feedback during the meeting, the board will review again the special assessment prior to the next assessment.
- A proposal to raise dues for the general assessment is discussed - what is this process for this?

- Reserves can be a way to build this
- On the table is a 10% increase
 - Or correct the formula for the special assessment
- The Board sets the budget, with input from the membership
 - The Referendum results option #2 was to raise the base dues for the general assessment
- When looking at the number of votes, remember it's not the number of people but the number of votes per unit
- A member made a motion to raise the right to ask for audit of the association and a vote was held.
 - How to vote on this: held by the secret ballot
 - Questions asked to Attorney regarding the financial aspects available to request from the members
 - Vote: 7 yes; 141 no
 - How the Board handles requests that come in regarding financial transparency and the reasonable amount of time to get these ready and out (look at the bylaws for this as well)
- The Board shares that a management company is one thing that the Board is looking at as an option for the future
 - It is decided by hand vote to bring this back to Annual Meeting next year
 - There are restrictions on the HOA as well in the bylaws that would need to be looked at
- A member brings up a Release and Cancellation clause
 - A member brings up that if we were to give people a choice that many would leave not to pay dues, and the Association would likely fold
 - This would require an Amendment of the Declarations
 - This would follow a process through the City as well
 - A hand vote is held to gauge membership direction: 4 said look at the process for this; 8 said no
 - No further action will be taken on this