

Westhaven Trails Association Quarterly Board Meeting

Wednesday, September 17, 2025

Present: Enzo, Shane, Tom, LeAnn, Brittany, Alana

1 resident present

Meeting Begins: 6:03 pm; Meeting Adjourned 7:27 pm

Presidents Update/Topics - Enzo

1. General Updates/Resident Contacts

- Enzo had gone to the Alder mixer, and that was great, good conversation
- 8 resident contacts since last meeting
 - 1 from Alamosa Ct. - neighbor conflict over large item pick up
 - SR - wants some trees removed; Enzo and Tom met with her
 - BV – mailbox, light on one of the courts; Enzo is working on metalworks company on that
 - DG - also some dead tree situations; one tree is on our dead tree list
 - Met with the Asphalt guys

Action Item: Will work with tree company to get at least those three trees removed; we have money in the budget for that

2. Asphalt Estimate Update

- Asphalt Pros: after several conversations, he has not reached back out with estimate
- Badger Asphalt: their estimate is reasonable, and we have used this company before
 - Patch and Heat is the next level after just patching so that it all mixes together
 - This is for patching all holes on the private courts
 - They do have two park path repairs on their list as well
 - Some of the path entrances can't be repaired without damaging the trees, so we will have to make decisions about this going forward
 - This is budgeted for and planned
 - Steve can take care of this still this year

Action Item: Enzo will follow up and have him do this fall; he will take to him about weather and when they no longer do work for the season

- Shane asks question re: warranty for this work; Enzo will follow up on this as well

3. Tax Assessment Complaint by John Sears – Update

- Enzo spoke with City Assessor's office regarding property that has no commercial value, like the park properties
 - **They were going to reexamine and send out a letter, but that letter has not come yet**
- Enzo also spoke with our Alder about this to get some insight, to follow up with support

Treasurers Update/Topics - Shane/Brittany/Ryan

4. Review financials (*year-to-date how we're doing*)

- These numbers are from June 2025
 - This matters in regard to mowing, as we had not mowed much by this time
 - Also, we have not spent the money on the tree removal budget yet
 - The goal is to break even on everything
- Still working on transition with MPM, so that has lagged a bit for the actual numbers

5. Review / adopt proposed 2026 budget

- We figured out the budget first and then looked to the dues increase

- Standard family home would increase from \$85 to \$109; this has not increased in many years
- Anything that is not contracted, we used CPI to account for inflation
- Significant increases for property taxes and capital improvements
- Combined operating costs through line 18
- Consolidated budgets with capital improvements that are both budgeted for and will help to increase the reserves
- Because of dues increase in general, not planning to increase private court dues this year but will watch this; line on snow removal is built from 5-year average
 - Much of this is dependent on the amount of snow
 - Talked about how this works for budget when the season goes from November-March
- Negotiating the contract with MPM is not fully addressed, so this is not finalized yet
 - We will be able to have that for the annual meeting
 - Declaration limits the question – can only contract year to year
 - Snow contracts are settled for next year (**Brittany will double check**)
- How do we communicate with residents about the increase in dues and what that money is going towards?
 - Through MPM communication, invoices, and annual meeting notice, we can highlight some of this information
 - Focus on: Why did we increase dues, and what is that money going towards?
- **Budget Proposal Adoption: LeAnn makes the motion; Tom seconds; all in favor 'aye' - the 2026 budget unanimously passes**

6. Discuss 2026 assessment process

- Get the welcome letter out from MPM
- Get ready for sending out 2026 assessments in December

ARB Committee Updates - Tom

7. Highlight number of request / approved

- YTD: 6 total, including fences, solar panels, deck replacement

Parks Committee Updates - Enzo / Tom

8. Review completed and upcoming projects

- Tom has taken leadership of this
- 2 completed projects (Mattias Landscaping)
 - Remediation of the area that was damaged/not correctly repaired by residents
 - Big Slide: top step, dirt has been moved to improve slope
 - We will still need ground cover
- Still to do: clean up park entrances

9. Discuss City of Madison building inspection complaints by John Sears – Update

- Enzo and Tom met with the City Inspector, did walk through
 - We're waiting to hear back from him on any other follow up
- Items identified are typical things that we have to fix: Tom repaired the broken swings
- Parks Committee: did a walk through
 - There are about 30 items from that – regular maintenance to keep up with trimming
 - We need to stay on top of this

- Tom would like to do a 3-year forecast, come up with a capital improvement plan
- Taking feedback from residents because this is one of the top complaints
- Parks Committee is looking for ways to increase investment from residents, recruit volunteers, use an 'Adopt-a-park' model
 - Make sure volunteers have waivers
- The paths need to be addressed because the pavement can't necessarily be repaired by going right over the trees

MPM Transition Update - Brittany / Kelley

10. Review overall status of the transition & any open issues
 - Emails with Ryan in terms of getting all the information and funds to be transferred
 - Brittany will let us know when those vendors have been set up and are ready to go
 - MPM will send letter out this week
 - Collections for larger balances of unpaid dues: MPM can take on handling this process.
 - **Brittany will follow up on this.**

2026 Meeting Dates have been posted on website

Action Item: Double check these dates and reserve meeting rooms