

**MINUTES: Westbank Homeowner's Association Annual Membership Meeting
and Board Meeting**

Monday, April 9, 2018 at 7 pm

At the Ironbridge Maintenance Building at Westbank in Glenwood Springs, CO

Call meeting to order and roll call: John Haines, President, called the meeting to order at 7:08 pm. Board members present were Cheri Cappo, Treasurer; Rich Buerge, Covenants; Craig Duncan, Water; and Kathy Whiting, Secretary. Absent: Jay Jahani

Special Speaker

- Wes Cole, Ironbridge General Manager
 - Westbank Night at the Restaurant...once a month?
 - Special food selections; Board selects a night.
 - Community pricing for Westbank?
 - Ken Kendrick owns the golf course; owner of the Diamondbacks.
 - Walkers on the golf course:
 1. During golf hours (8 am-dark), people stay off of the golf course (April 1-Nov. 1)
 2. Outside of those hours, we may walk on the cart path and course.
 3. Pick up after self and dog, use good judgement and common sense.
 4. During the winter, do not walk a dog without a leash. Elk are endangered because they don't have enough food. Walk another direction if elk are out there.

• **Secretary's Report** (Kathy):

- The board meets monthly; usually the 3rd Thursday of the month. Contact a board member to find out the location if you would like to attend.
- We are trying to update our web site. We'll let everyone know when it's active and timely.

Treasurer's Report (Cheri): (Cheri presented current financial statements...P&L, Balance Sheet)

- John to mention John Swanson's illness and having to leave the board
- John to speak about dues/fines and payments
 - Penalty fine schedule will be in place this July of 2018
 - Bills will be coming out the middle of April. All HOA bills must be paid by June.
 - First fine if bill is not paid: \$75 fine for the quarter
 - Second fine (next quarterly statement): \$100 for the quarter
 - Third time (Following quarterly statement): Water will be turned off
- Current balances on accounts
 - \$300,000+ in our checking accounts, cds, etc.
 - Net income for 2017 was \$9,760.73
 - Due to J Swanson's illness, not all receivables were sent out and paid by the end of December. The year 2018 will show a higher net income as a result.

Water System Report: (Craig)

- The snowpack is 66% of normal. The river is flowing 200 feet per second less than usual this time of the year. The river channel was excavated so we can get our allotted water flow. If we have people who are not getting enough water or too much water, please contact John Haines.
- Craig report including: No big ticket items this year for the water system.
- All homeowners are encouraged to exercise indoor water valves monthly.
- Outdoor curb Valve: Keep it accessible. Don't park on them, drive over them.
- CCR Annual Report from EPC will be sent to all homeowners by June 25.

- The water system is 30-40 years old. If we have to do major repairs, it could use our entire budget quickly.
- The pipe is transite pipe. As long as we aren't sawing into it, we're good. It is made of asbestos; which does not deteriorate. Our soil is some of the best in the valley. Our system should last 100 years. The interior lining is part of our hard water. If you take a saw into it, you won't get asbestos. Asbestos is only toxic if you breathe it. The last time we had a leak was in 2008. Our main issues are the galvanized service lines to the houses. The HOA is responsible for the lines up to the curb stop.
- The water is tested weekly; we receive a yearly report.

Covenant's Report: (Rich)

- Contact Rich if you want to do something on the exterior of your home. Call him or send him an email and he will get back to you as soon as he can.
 - Roof, painting, major landscaping

CURRENT ITEMS:

No.	Current Item Description
1	<p>Darren Smith, Tom Kenyon: Flying M Ranch Subdivision (Coalition for public input)</p> <p>Our neighbor, Mr. McGregor, has not been forthright about what this community might look like in that he changes his version as to how many residents might be living there. Two 40,000 sq ft buildings... 1.5 stories each. Loft condos with garages underneath them, 'Eco friendly' housing; a cross between a mobile home and a tiny home. There will be over 300 residents there. All residences will be lease held.</p> <p>This will dramatically change the character of our neighborhood, serviced by our county road. We are actively lobbying the county commissioners about this proposed neighborhood. Contact our county commissioners. Our best ears are from John Martin and Mike Samson. We are hoping all Westbank Ranch Homeowners write letters to each of the county commissioners. See the information sheet handed out by Darren Smith.</p> <p>This is the time to give commissioners our opinion not to up zone the McGregor property across from Westbank. Make sure to present facts; not here-say.</p> <p>Darren will let us know when the commissioners notify him as to when this comes up at their meeting.</p> <p>We formed a sub committee for the Flying M Ranch Proposal. Committee Members include Darren Smith, Tom Kenyon, Jay Jahani, Melissa Helzer, Gary Bryant, David Leetey, Susan Horning, Linda English, Martin Rowe. The committee will choose a communications chair who will report to the board monthly.</p> <p>John Haines moved that we give authorization to the board to spend up to \$10,000 (\$100 per household) to work on the Flying M Project. Linda Shaw seconded. All voted in favor. The motion passed.</p>
3	<p>John: Outside appearance of homes and how it pertains to our covenants. All construction approved must be completed within a year.</p>
4	<p>John: Speeding on Westbank Road: The speed limit is 25 mph. Please abide by that limit.</p>
5	<p>John: Ditches: Thanks to those who cleaned their ditches out.</p>

RECURRING ITEMS:

No.	Month	Recurring Item Description
1	March	Taxes
2	April	Annual Meeting
3	Mid Summer	-Issue reminder to all homeowners to exercise their indoor water valve -Check/exercise hydrants -Set date for annual Westbank picnic
	August	Annual Picnic

FUTURE ITEMS:

No.	Future Item Description
1	John: Looking for 1 additional board member: Brook Robison said he would enjoy being on the board. Welcome to our new board member.
2	John: Linda Shaw: Volunteer Contact with Trish Hittenger (Special Projects).

ADJOURNMENT: The meeting was adjourned at 9:11 pm;

/s/ Kathy Whiting