

MINUTES: Westbank Homeowner's Association Annual Membership Report/Meeting
Monday, August 24 at 7 pm
At the Ironbridge Maintenance Facility in Glenwood Springs, CO

ROUTINE BUSINESS

Call meeting to order and roll call: Board members John Haines, President; Brook Robison, Rich Buerge, Christine Page, Jay Jahani and Kathy Whiting. Ten homeowners were present in addition to the board members; 22 homeowners online.

President General Comments/Welcome (John)

- Kudos for all of the home improvements this spring and over the past year.
- Remind homeowners that we are a volunteer board and that is how we keep our dues low...which is a great perk to the Westbank community.

Secretary's Report (Kathy):

- See Trish regarding a homeowner directory. Let her know if you have any corrections/changes.
- Annual picnic
- Credit card autopay info
 - Those requesting will be asked to pay for this additional service; hopefully to include:
 - Quarterly Payment Fee
 - Pay year in advance
 - Fee to pay for misc. charges including water meters
 - Autopay
 - This info will be on our website in the weeks to come. Hopefully, it will be available for our next quarterly dues payment. Your invoice will include the website address and any other pertinent info regarding this new service. Thanks to Dan Shard for helping us out with this.
 - The usual quarterly dues and water payment with a mailed-in check will not include a credit card fee.
 - Welcome baskets have been postponed due to the Covid.

Treasurer's Report (John):

- July 31, 2020 Treasury Account Balances:

• ANB HOA 2346:	\$	110,226.46
• ANB Water OP 9289:		4,805.50
• Ed Jones:		356,177.90
Balance:	\$	468,831.56
- John re: Progress on delinquent accounts: Many thanks to Homeowners for keeping their accounts paid and up to date.

Water System Report (Jay):

- If there is a problem, call Jay.
- Water confidence report:

- you can get it on the website.
- We improved our control system at the pumps including a strobe light if a pump is not operational.
- Heads up...replacing more main valves this fall and Trish will let you know the details as we begin this process this upcoming fall.
- Next summer we will begin replacing two hydrants a year.
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- Jay is looking for someone to partner with on water systems and to be a regular-attending member of the board. The time commitment would vary from week to week and month to month.

Covenant’s Report (Rich/Brook):

- Rich has copies of the Rules and Regulations and you can also get them off of our website.
- If you are going to change or add something onto the exterior of your home, let Rich and Brook know first so that you have approval to move forward on your project.

CURRENT ITEMS:

No.	Current Item Description
1	
2	
3	<p>Security cameras, break-ins, prowlers, etc:</p> <ul style="list-style-type: none"> • If there is a concern, homeowners should purchase a camera. • Contact the sheriff’s office if you see anything suspicious. • Send a note to Trish so she can let everyone know to be on the lookout. • Have an awareness of strange people in the neighborhood...help your neighbors. <p style="text-align: center;">Water Conservation:</p> <ul style="list-style-type: none"> • Be mindful and conservative as to the water that we use. • •
4	
5	<p>John: Ironbridge asks that we remind residents...</p> <ul style="list-style-type: none"> • we cannot fish in the ponds • nor are we allowed to walk dogs on the golf course and/or cart paths. •
6	
7	

NEW BUSINESS/HOMEOWNER QUESTIONS:

1. The questions was asked regarding having chickens. It was mentioned that a current chicken coop has been grandfathered in and that the covenants state there is to be no farmyard animals or livestock at Westbank. DOW states that chickens draw in cougar and bear to the neighborhood.
2. The questions was asked regarding speed bumps. In the past, we had speed dips but they were filled when residents didn't want them by their yard...homeowners were hearing vehicles slow down, speed up, etc. The board will visit regarding other options such as a speed monitoring sign through the sheriff's office. It was also suggested that one call the offender and/or their hired help and let them know of one's concern.
3. Another concern was presented regarding lighting at the Westbank entrance. Suggestions included reflectors, additional lighting, brightening the current lights and reflecting paint at the curb. The board will look into this at their next meeting.
4. A homeowner was concerned about golf course vehicles such as mowers, etc., moving down Westbank Road without lights in the early morning light; which has low visibility. John will contact Justin at the maintenance facility and check into this.
5. A homeowner asked about golf course landscaping drooping over their property...can they trim it or does the golf course need to be called? John will check with Justin.

NEXT MEETING: The next meeting will be a regularly scheduled board meeting on Thursday, September 17 at 7 pm. Contact John for the location.

ADJOURNMENT: Kathy moved and Rich seconded that we adjourn this meeting. Motion approved. This meeting was adjourned at 8:10 pm.

/s/ Kathy Whiting

**EXECUTIVE SESSION AGENDA: Westbank Homeowner's
Association Board Meeting Personal Property Issues**

Thursday, July 16 at 7 pm

At the John Haines' Home in Glenwood Springs, CO