

MINUTES: Westbank Homeowner's Association Annual Board Meeting
Monday, May 11, 2022 at 7 pm
At the Ironbridge Maintenance Facility; 1007 Westbank Road; Glenwood Springs, CO

ROUTINE BUSINESS

Call meeting to order and roll call: President John Haines called the meeting to order at 7 pm. Present were President John Haines, Treasurer Christine Page, Covenants Officers Brook Robison and Rich Buerge, Water Superintendent Jay Jahani and Secretary Kathy Whiting.

Trish Hittenger, board communications support person.

Westbank hosts a non-paid board; which keeps our dues low

Kudos for all of the home improvements over the past year and thanks for keeping your home looking great; it adds value of all of our homes.

GUEST SPEAKERS

- Ryan Richardson, Ironbridge Golf Course Superintendent:
 - Ryan thanked Westbank for sharing the roads with maintenance staff. The water is on, will be filling the ponds and going through the neighborhood. They are doing some water diversion a couple of miles up and we should soon see water on the west side.
 - Doug mentioned that he has seen a couple of sink holes. Ryan will connect with him later.
 - Westbank residents are asked stay off of the golf course since golf has started up.
 - It was asked that Ryan try to help mitigate golfer speed on Meadow Lane. One resident suggest speed bumps for the golfers.
 - One resident thanked Ryan for the courtesies his staff extent when driving down Westbank Road.
- Pathfinder Fiber Data Representative: Dave Pietsch
 - Internet Service Provider, located in Glenwood Springs
 - They do a lot of work for HOAs from the RF Valley to the Vail Valley; either fiber optics or wireless. We can get fiber optics into our community through the line Holy Cross placed from Westbank to Aspen. The key is to get an internet provider to provide the connection into homes.
 - Question: With an HOA of 88 homes, will they contract with just a few homes or do they need to have all homes subscribe? The fiber is a strand of glass which allows data to move more quickly than other cables.
 - If only half of the homes are interested, they would make adjustments depending upon the number of homes. It might cost \$150,000 to move this fiber through our neighborhood. \$59 might be a starting price for a 250 meg connection. They partner with a company called Nextiva. They are an internet provider.
 - It might be a combination of trenching and boring cable in our neighborhood.
 - Dave feels that a fiber infrastructure would benefit the future of this community.

SECRETARY'S REPORT (KATHY)

- It was determined that a quorum is present.
- See Trish if you would like to receive Westbank HOA Emails: mountainmamat@msn.com
- See Trish if you would like to have a HOA directory (HOA Residents only)
- Garage sale...see Trish if you would like to have a garage sale

TREASURER'S REPORT (CHRISTINE)

- May, 2021 Account Balances:
 - ANB HOA 2346: \$ 99,074.66
 - ANB Water OP 9289: 3,568.11
 - Ed Jones: s 358,964.45
 - Balance: \$ 461,607.22**

- March, 2022 Account Balances:
 - ANB HOA 2346: \$ 76,078.64
 - ANB Water OP 9289: 3,387.82
 - Ed Jones: 358,430.63
 - Balance: \$ 437,897.09**

- Christine went over the March 30 balance sheet.
- Many thanks to homeowners for keeping their accounts paid and up to date.
- Christine announced that the board is looking at a reserve study to verify if our cash on hand is appropriate.
 - We are looking at a reserve study group out of Denver; they are engineers and qualified to help us determine whether our cash on hand is appropriate.
 - We still have 20 valves in the neighborhood to replace at \$20,000.
 - HOA members asked that we communicate any information from the reserve study and whether we might have an increase in dues.

WATER SYSTEM REPORT (JAY)

- Progress with valves: This summer, we will exercise the curb valves and then replace any that are faulty. Jay said he is always looking for someone to help exercise the curb valves.
- Jay asked that HOA members exercise in-home valves.
- CCR (Colorado Consumer Confidence Report) water update: This is available and on the website.
- If there is a problem with house water, call Jay
- Doug Flenge has stepped up to help Jay with the water system.

COVENANT'S REPORT (BROOK AND RICH)

- Previous boards have set precedents which are unpopular. Some people seem to feel it's ok to do things first then ask permission. Please be sure to ask permission first. It feels like every board meeting, someone wants to do something that is not in the regs. When you purchased your home, you received copies of the rules and regs. We will be judicious as to what we are going to allow. We have been given the opportunity to represent this community to keep it nice. If you want to change the footprint of the home, pick up the phone and call us. We work hard to look at the job and to approve/give advice quickly.
- Rich has a copy of the Rules and Regulations and you can also get them off of the website.
- If you are going to change or add anything to the exterior of your home, let Rich and Brook know first so that you have approval to move forward with your project.—even if you are painting and using the same color.
- HOA members have one year to complete their projects.
- Common covenant violations
 - Cars parked on the grass
 - Wood and/or debris, trash cans stored on the side of the home; in full view of the road. These items must be screened with a fence.

PRESIDENT'S REPORT (JOHN)

- Taking care of yard: Be sure to cut your grass every 3-5 days if you have lots of dandelions. The board prefers that homeowners keep up with the dandelions so seeds don't go into neighboring yards (it's a

courtesy to your neighbor). Be sure to keep trimming bushes and keeping things looking nice. This helps all of your neighbors, too.

- Bears:
 - Please wait till morning to put trash cans with garbage out by the road.
 - Consider keeping all trash cans with kitchen garbage (even bear proof trash cans) in the garage to get bears to move up the mountain to forage.
 - Put trash cans back inside the garage the same day as trash is collected.
- Faulty Wiring work around the neighborhood: Holy Cross has looked at wires, meters and transformers and has put together a list of all of the homes that have poor wiring. Holy Cross takes care of wiring from the station to the transformer. It's the homeowner's responsibility to cover from the transformer to the home. Excel will probably pay the costs of the wiring to the home.
 - Dale Titus: He came with a map from Holy Cross which shows the homes that will need rewired with conduit replaced. If these wires don't get replaced and in conduit, one might have to replace a breaker box and other wires. The costs can be anywhere from \$7,000 to \$10,000.
- VRBO: Westbank covenants state that the Westbank neighborhood is designed as a single family home neighborhood. The neighborhood wasn't designed for VRBOs and they're not a part of our neighborhood. The board will enforce any violations.

FUTURE ITEMS:

1	Annual Picnic: Sunday, September 11, 2022
	New board member to support Jay: We would like another member of the board to support water issues.
2	

NEXT MEETING: The next meeting will be our regular monthly meeting: Contact John Haines for the date, time.

ADJOURNMENT: This meeting was adjourned at 8:45 am.

/s/ Kathy Whiting