

MINUTES: Westbank Homeowner's Association Annual Board Meeting
Monday, May 24 at 7 pm
At the Ironbridge Maintenance Facility; 1007 Westbank Road; Glenwood Springs, CO

Bring:

- John: Key to building, password for wifi, chairs, table
- Christine: Tablecloths, cookies (?) (Kathy will bring these since Christine might not be able to attend)
- Kathy: Cookies, napkins, name tags, markers, sign-in sheet, flowers for Trish & gift card, order 40 chairs and 1 table
- Rich: Water

Introductions (John)

- John introduce (non-paid) board members
- John introduce Trish; thank her with flowers and \$50 gift certificate
- Remind HOA homeowners that we are 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.

ROUTINE BUSINESS

Call meeting to order and roll call:

Secretary's Report (Kathy):

- See Trish for a directory
- Saturday, June 5; 10-12: Entrance cleanup: We will trim trees, shrubs, ditch area. Replacing boards lining the entrance. Bring gloves, cutters, good shoes and a smile. Pizza provided at noon

Treasurer's Report (Christine):

- May Account Balances:

• ANB HOA 2346:	\$ 99,074.66
• ANB Water OP 9289:	3,568.11
• Ed Jones:	358,964.45
Balance:	\$ 461,607.22

- Many thanks to homeowners for keeping their accounts paid and up to date.

Water System Report (Jay):

- Progress with valves
- Hydrants installed this summer
- Exercise in-house valves
- CCR (Colorado Consumer Confidence Report) Update
- If there is a problem with house water, call Jay

Covenant's Report (Rich):

- 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.
- Common covenant violations
 - Cars parked on the grass

John mention:

- Taking care of yard: cutting grass every 3-5 days if lots of dandelions or keeping up with the dandelions...trimming bushes and keeping things looking nice. This helps all of your neighbors, too.
- Bears:
 - Waiting till morning to put trash cans with garbage out by the road
 - Consider keeping trash cans with garbage inside 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.

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
4	Annual	Review the Westbank Contingency Plan
5		
6		

FUTURE ITEMS:

No.	Future Item Description: John
1	Annual Picnic: Sunday, September 12, 2021 New board member to support Jay
2	John: Golf course path use?

NEXT MEETING: The next meeting will be

ADJOURNMENT: This meeting was adjourned at

/s/ Kathy Whiting