

## **MINUTES: Westbank Homeowner's Association Annual Meeting**

Tuesday, April 4, 2023 at 7 pm

At the Ironbridge Maintenance Facility: 1007 Westbank Road; Glenwood Springs, CO

### **ROUTINE BUSINESS**

#### **Call meeting to order and roll call:** (John)

Present were President John Haines; Treasurer Christine Page; Covenants, Rich Buerge; Water, Jay Jahani and Doug Flentge and Secretary Kathy Whiting. John also introduced Sterling Page, who has helped us tremendously with our document work and covenants.

John reminded homeowners that we are a non-paid board; which helps keep everyone's dues low. He gave kudos for all of the home improvements over the past year and thanked homeowners for keeping their homes looking great.

#### **Guest Speaker:** Ryan Richardson, Ironbridge Maintenance Supervisor

The irrigation ditch will be on when the weather gets better and homeowners will be informed as to that date. The beaver issue has been mitigated from last year. Clean up after your pets and watch out for golfers if you see them on the course. If there is frost in the morning, please do not walk on the course. If you are a member, you may walk on the course in the summer; **if you are not a member at Ironbridge, please do not use the course in the summer.** Westbank homeowners may use the cross country course in the winter. Ryan has plans to rope off the ponds next year to protect from elk loss. Westbank members are happy to help rope off the ponds. **Fishing access: This is available to Ironbridge members only.**

#### **Secretary's Report** (Kathy):

- We will be updating the directory soon and will send it through a password-protected portal of our website. The portal is new and we are looking into this and will send out info for all to login soon.
- See or email Doug at doughm@daf-it.com if you haven't been included in our Westbank HOA Emails.
- The Board thanked Trish Hittinger for her years of service sending out great communication to HOA members.
- 2023 Yard Sale: Saturday, August 12: 8-1
- 2023 Annual Picnic: Sunday, September 10

#### **Treasurer's Report** (Christine):

- Reserve funds: \$438,801.20
- Profit and Loss:
  - Profit from 2022: 93,977.98
  - Expenses from 2023: \$79,056.65
- Bookkeeper update: Cheri Cappo is retiring from bookkeeping for Westbank HOA. We sent out RFPs for a new bookkeeper two weeks ago and will make that selection within the month.
- Thanks to homeowners for keeping accounts paid/up to date.

### **Water System Report (Jay & Doug Flange):**

- We contract with Zane Hubbard from Western Slope Excavation to go throughout the neighborhood to check the main valves and hydrants. These main valves help isolate a section of pipe so we don't have to shut down the entire water system if there is an issue. Some of the main valves have been in place for 45 plus years. We will be replacing approximately 2-3 of them this year. The cost of replacing these valves runs from \$15,000 to \$18,000 each.
- A homeowner team led by Jay annually exercises over 100 curb valves in the neighborhood. Jay and his team go through the neighborhood and test and exercise the curb valves at each home. If you are able to help, please send an email to Doug.
- Since 2018, we have had a deficit in water usage which could be a leak or it could be we are producing less than we think we are. We will do some investigation: We will have a leak detection company come and a well specialist to try to determine what the error might be.
  - The nature of our soil makes it hard to detect leaks. The water disappears into the ground. We use electronic and technical tools to find those leaks. When we read the meters, sometimes we find inordinate water loss; which might indicate a leak. Homeowners are contacted when this happens.
- Please exercise your in-home valves at least once a year or they will calcify.
- The new 2022 Water CCR (Consumer Confidence Report) is online.

### **Covenant's Report (Rich):**

- Rich thanked all for the work that is done on yards and how well they are kept up.
- 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 or John know first so that you have approval to move forward on your project—even if you are painting and using the same color.
- We are a small, loving community and we want to help you get your projects done as quickly as possible; we work hard with homeowners to support those plans.

### **Document Work: Christine**

- There have been a lot of changes in Colorado state laws: Colorado Common Interest Ownership Act (CCIOA); governs HOAs and lets us know what we can and can't do. We have been meeting as a subcommittee to update our documents and to make them pertinent to our neighborhood. We have hired Mr. Jeff Conklin out of Carbondale, who works with HOAs, to review our updates and to freshen our documents so they align with current laws.
- Our HOA will vote to update the documents in the future so they reflect new state laws.
- When we get these documents, we will let members know.
- All of our current documents are on the website.

### **President's Report: John:**

- Ditch opening: We would like to open up the North Ditch as early as Monday, April 10; which fills the golf course ponds. The West Ditch doesn't impact the golf course and is usually filled with leaves, sticks, etc., and it will open when homeowners clean out their section.
- Taking care of yards: Please cut grass every 3-5 days if you have dandelions or spray them so your neighbor doesn't have seeds transfer to their yard(s).

- Be sure to keep up with your landscaping by trimming bushes and trees and keeping things looking nice.
- Bears:
  - Wait until morning to put trash cans with garbage out by the road.
  - Consider keeping trash cans with garbage inside the garage...especially during spring when they come out and the fall...to get bears to move up the mountain to forage. Locks on the cans outside still draw them into our neighborhood because of the odor.
  - Put garbage cans back inside the garage the same day the trash is collected.
- Please determine whether your septic system is viable. (We use a 'Sludge Judge'): This device will tell you how much sludge you have in your septic tank and when you need to have it pumped out. See Jay if you would like to use one.
- Garbage cans should not be visible from the road.

### **NEW BUSINESS:**

**Entry Sign Painting:** Dave Leety paints our entry and street signs each year. If you are able to help, please let Doug know.

**Westbank Library:** Terri Murray suggested that we set out books in a small library box in the neighborhood. John asked Terri to do some research on the project and come to the board with a plan.

**Flying M Ranch Update:** This plan hasn't been approved by the commissioners yet. They don't have tiny homes this time and they have off-street parking. The view line from Westbank (31' tall homes) is the same as last time. The commissioners support Unincorporated Garfield County being rural. The development will add 1,886 car trips to the county road; not including the school traffic. Darrin Smith will keep track of the progress of this development in the county.

**PROPOSED HIGHWAY CLEANUP PROJECT:** Karen Flamand proposed Westbank Homeowner highway cleanup project. She would like Westbank volunteers to clean the Hwy. 82 roadside trash two - four times a year. Karen suggested the stretch from Holy Cross through Thunder River Market. She will spearhead the cleanup details if we have enough volunteers to help. Terri, John and Doug volunteered. We can send out an email to get a lot of people there. She said it can begin as early as May.

**NEXT MEETING:** The next meeting will be Tuesday, April 25 at Christine's home. Contact John for details.

**ADJOURNMENT:** John moved and Rick Bishop seconded that we adjourn the meeting. Motion passed. This meeting was adjourned at 8:30 pm.

/s/ Kathy Whiting