

Wescliffe Homeowners' Association

Agenda

Annual Meeting 2 May 2017

Meeting to order at 7:40 p.m.

Members Present: Jeff Klancke, Bruce Seiber, Ron Eardley

Members Not Present: Heath Jarchow, Chuck Bowman

Residents Present: Postma, Johnson, Jacobsen, Nowogroski, Gaston, Eardley, Klancke, Morgan, Bocook, Schmidtke, Kendall, Hammer/Mounts

Association Organization:

- Ron welcomed and the community and reviewed the guidelines for running the meeting (revised Robert's Rules of Order)
- Jeff summarized the 12 months of the current BoT (13 meetings)
 - Finances getting organized
 - Working on the final legalities of the association (Bylaws)
 - Established Robert's Rules to ensure all voices are heard
 - Website developed for timely communications (backend database still under development)

Committee Reports:

- ACC
 - Introduction of members
 - Forms now online for house improvements/color changes
 - Accomplishments
 - Restructured membership (5 voting members nominated, representation from all aspects of our community, etc)
 - WC1 sign installed
 - WC1 water meter (disconnected, and looking at ways to reconnect)
 - Work parties starting (to get community together and save costs)
 - Current
 - WC1 wall repair (and post caps)
 - Green belt maintenance
 - Implement new 20 yr plan
 - Continue to maintain/improve entryways
- Bylaws
 - Bylaws are required by the State...but we still do not have signed bylaws for our community (40 years later)...they have gone through multiple Boards, committees, and lawyers...but never completed.
 - Adam's letter has been pulled out, and is now a supplement
 - Bylaws have been sent back to the ACC, then the BoT for approval before being sent to the community for a 50% vote to approve.
- Finance (Jeff read notes from Chuck who could not attend)
 - \$12,000 (appx) in bank with \$3,000 to deposit
 - 40 residents have paid 2017 dues
 - 2 biggest delinquent accounts have been passed to the Wescliffe attorney for collections
 - Other delinquent accounts will be sent in the order of "amount owed."
- Nomination and Election Committee
 - New Bot announced for 2017-2018 – Scott Morgan, Ron Eardley, Chuck Bowman, and Jeff Klancke (will need appoint the 5th member since only 4 people ran for election)
- Hospitality Committee
 - Working on keeping the directory up to date
 - Annual picnic will be planned
 - Checking on governing docs about posting information in the "members only" section
 - Content needs to be completed BEFORE the Annual Meeting to show to community

Recommendation for the outgoing Bot to the incoming BoT:

- Set up separate budgets to save for future expenditures so it does not strain our tight yearly budget (for example – put aside \$100 per year to replace an entry sign we know will need replacing in 20 year)
- Finalize website
- Finish the collection of dues and tighten up “due dates”
- Revise timeline for BoT actions (finalize budgets, send dues notices, etc)

Resident Comments:

- How do we get more involvement from WC2 members
 - Keep up communications, get them on committees, annual picnic
- Members can request trees be cut below WC from the county (at their expense)
- Why aren't people paying dues
 - Busy, forget, don't agree with something....we don't exactly know
- How long do residents get to look at the bylaws before there is a vote
 - No time specified...we would rather get it right and give people the time they need...more info when we get closer to that point
- Can we have options for work parties
 - Absolutely...we will work on it

Next meeting:

- Special BoT meeting for Bylaws and Elections committees on April 4th at 7:30
 - Agenda
 - Bylaws draft
 - Elections process
- Regular BoT meeting on April 11th at 7:30
 - Tentative agenda
 - Legal update (Bylaws and collections)
 - Hospitality
 - Finance
 - ACC
 - Annual Meeting agenda

Meeting Adjourned at 8:49 p.m.