

Wescliffe Homeowners' Association

Agenda

Board Meeting 21 March 2017

Meeting to order at 7:30 p.m.

Members Present: Jeff Klancke, Bruce Seiber, Chuck Bowman, Heath Jarchow, Ron Eardley

Members Not Present:

Residents Present: Mike Kendall, Joel Postma, Phillip Mohammed, Lori Kendall, Lauri Klancke, Jesse Gilbert.

Association Organization:

- Ron passed the running of the meeting to Jeff
 - Jeff will not be able to vote except as a tie breaker for the remainder of the meeting
- Roberts Rules of Order were reviewed (simplified version)
 - A summary will be provided on the meeting structure prior to the Annual Meeting
 - Committees can also choose to use Roberts Rules as well if it fits their needs

Consent Agenda: 21 February 2017 meeting minutes approved

Committee Reports:

- ACC
 - Chuck is working with the city to install a speed limit sign
 - Sign
 - Final draft has been submitted to the company
 - ACC approved and payment authorized
 - Water Meter
 - Downsizing from 1 inch to 5/8 inch on West side to reduce monthly costs
 - Approved by ACC and payment authorized
 - Scott is getting quotes for low maintenance options for WC1 entryway
 - Community work parties are set (2) and have been communicated to members
 - Bylaws discussed (see Bylaws section)
 - Members
 - The ACC has 5 voting members
 - Joel passed the names of the people interested in being voting members to the BoT for selection. The Board will choose, ensuring representation of all aspects of our community (ridge, non-ridge, WC1, WC2, etc)
- Bylaws
 - History (brief summary)
 - 2004 draft went through 3 Boards and ACCs, but fell through on the final vote during a BoT transition years ago. It remains the final legal document needed in our governing documents.
 - Current status
 - The Bylaws committee and the ACC committee had a long discussion at the ACC meeting, and still have a few differences of opinion on a few items
 - Next steps
 - The Board requested the Bylaws and ACC committees get together again and come up with a document that both parties can agree to
 - New document to be presented to the BoT at a special BoT meeting on April 4th.
 - Once agreed upon and submitted to the BoT, it will go for legal review
 - Ron will contact a few attorneys (for Bylaws review and for delinquent account collection), and ask for the legal review to be done by the next BoT meeting on April 11th (tentative)
- Finance

- 2 delinquent accounts are now being submitted to an attorney (same attorney reviewing the Bylaws to save on legal fees). Collection of delinquent accounts has no long term financial implications to the BoT budget since all legal fees are the responsibility of the homeowner)
 - Invoices for 2017 assessments will be sent out this week
- Nomination and Election Committee
 - Complete review of governing docs completed
 - Final procedures to be presented at the April 4th special BoT meeting
- Hospitality Committee
 - 35 email addresses confirmed
 - Missing 4 from WC1
 - Missing 6 from WC2
 - 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

Old Business: None

New Business:

- Neighborhood watch presentation requested/suggested during the Annual Meeting
- Community Party
 - Asked the hospitality Committee to attend the April 11th meeting to discuss
- Chuck will review guidelines for contracts and purchasing protocols

Resident Comments:

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 9:18 p.m.