

Wescliffe HOA Board meeting minutes for Wednesday, October 20, 2021; meeting convened at 6:58pm

Present: Phil Mohammed, Chuck Bowman, Caitlin Kevan, Joel Postma & Scott Morgan

1 August 11 board minutes were approved as submitted.

2 Finance and budget update: Chuck provided a year-to-date budget vs. actuals spreadsheet as of October 20, 2021. Dues for all but one homeowner, Randy Raynor, are paid up. To date we have expended \$8,392 of the \$13,865 budget with a current cash balance of \$16,001.

3 ACC update – Joel provided a written ACC report and amplified the salient points: 1. Tree planting in the green belt is scheduled for Nov 10 & 17; 2. Tree cutting and clean up in the green belt bordering Wescliffe 2 will occur this fall. Cost is roughly \$5,000 for 2 days of cutting which will accomplish ACC's plan. There is unspent \$ in The ACC budget, but not the full \$5,000. The board approved 2 days of cutting with costs in excess of the Green belt budget covered by under expenditures elsewhere in the budget, or ultimately the cash balance; 3. Green belt work party set for Saturday October 23 to cut up fallen trees and brush on the border of Wescliffe 2; 4. The issue of greenbelt trees encroaching on views came up. There are an estimated 12 to 16 trees currently at issue. The remedy is estimated at 4 days of cutting, to cost roughly \$10,000. The board will discuss a cost sharing arrangement between the HOA and view homeowners at the next meeting. This will be a perpetual issue so we need to think this one through.

4 Entrance issues/oversight – Electricity to the sprinklers on east side of the entryway is off – Chuck and Phil will pursue a battery solution. Joel reports that Ryan McCray has asked that the sprinklers around the corner on the west side of the street be activated. Without a more cooperative relationship between the homeowner and the HOA there is little enthusiasm among board members for this action. This area is not considered part of the "entrance."

5 Communication - Web site revival - Caitlin is having trouble connecting with Jeff Klanke, the former board member who developed the web site. She will keep working on it. Her Instagram feed has had a good response from some of the (younger) neighbors. Chuck mentioned a theft of packages from a porch in the neighborhood. Caitlin will send out a heads up to the neighbors to secure their stuff.

6 Hospitality - Caitlin has visited some of the new neighbors. Has planned a Halloween themed treat for all the neighbors. The neighborhood function hosted by the Kevans in September was well-received; about 30 neighbors attended. She is already thinking how to improve it for next year.

7 Next board meeting set for December 8th, 7:00pm at Morgans. Agenda will include the view trees cost sharing issue and 2021 budget, among other issues.

8 Meeting adjourned at 8:17 pm